

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

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GREENVILLE CO. S.C.
OCT 31 2 53 PM '79
DANNI... TAYLORS
MORTGAGE OF REAL PROPERTY
PAGE 76 PAGE 492
25th day of October, 1979

THIS MORTGAGE made this _____, 1979,
among James Robert & Cheryl M. Pannell (hereinafter referred to as Mortgagor) and FIRST UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of Three Thousand Two Hundred and No/100 (\$ 3,200.00), the final payment of which is due on November 15, 19 84, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

N. 83-50 W. 206.3 feet to an iron on the easterly side of Aven Drive; thence along the easterly side of Avon Drive on a curve, the chord of which is N. 2-39 W. 100 feet to an iron pin, the point of beginning.

The Mortgagors address is 5 Avon Drive, Taylors, South Carolina.

This being the same property conveyed to James R. and Cheryl M. Pannell by deed of Earl and Marie Hobbs of even date to be recorded herewith, Earl and Marie Hobbs received this property by deed of Danny L. and Laura P. Lockridge, dated January 30, 1978 and recorded in the RMC Office for Greenville County at Deed Book 1072 at Page 802.

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Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements, fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances hereunto belonging to Mortgagee, its successors and assigns, forever, for the purposes hereinafter set out and Mortgagee covenants with Mortgagor, its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple; that the premises are free and clear of all encumbrances except for a prior Mortgage, if any, and Mortgagee will warrant and defend title to the premises against the lawful claims of all persons who claim by deed.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its successors and assigns, without notice become immediately due and payable.

FUMC 120 SC 12-76

Cheryl M. Pannell
James R. Pannell
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