

# MORTGAGE

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THIS MORTGAGE is made this 29th day of May, 1984, between the Mortgagor, G. Hugh Pennell, Jr., and Diane F. Pennell (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of State of Florida, whose address is PO Box 2259, Jacksonville, Florida, 32232, (herein "Lender").

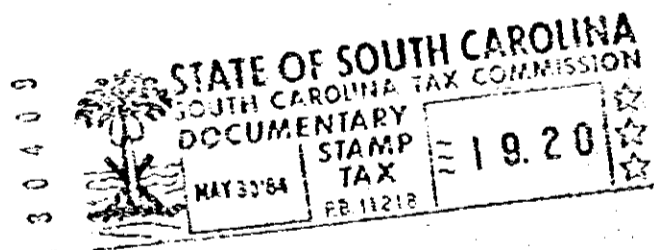
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-eight Thousand and no/100 (\$48,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014,

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, City of Simpsonville, being shown and designated as Lot No. 102 on a plat of POWDERHORN, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 4 and having, according to a more recent survey by Freeland & Associates for G. Hugh Pennell, Jr., and Diane F. Pennell, dated May 29, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Manassas Drive at the joint front corner of Lots 102 and 103 and running thence S. 36-03 W. 132.4 feet to an iron pin; thence N. 45-55 W. 49.65 feet to an iron pin; thence N. 11-20 E. 116.6 feet to an iron pin on Manassas Drive; thence along said Drive, the chord of which is N. 88-29 E. 32.06 feet to an iron pin on said Drive; thence continuing along said Drive, S. 53-57 E. 72.5 feet to an iron pin, point of beginning.

This being the same property conveyed from Equitable Relocation Management Corporation by deed recorded on May 30, 1984 in Deed Book 1213 at page 894.



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which has the address of 107 Manassas Drive Simpsonville SC 29681 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.