

FHA Form No. 2175 m  
(For use under Sections 203-604)  
(Revised February 1959)

## MORTGAGE

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

Franklin W. Powell and Elva S. Powell of  
Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

C. Douglas Wilson & Co.

, a corporation  
organized and existing under the laws of South Carolina , hereinafter  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which  
are incorporated herein by reference, in the principal sum of Sixty-seven Hundred Fifty and no/100  
Dollars (\$ 6750.00 ), with interest from date at the rate of four and one-fourth per centum  
( 4 $\frac{1}{4}$  %) per annum until paid, said principal and interest being payable at the office of  
C. Douglas Wilson & Co. in Greenville, S. C. ,  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Forty-one and 85/100 Dollars (\$ 41.85 ),  
commencing on the first day of November , 19 51 , and on the first day of each month there-  
after until the principal and interest are fully paid, except that the final payment of principal and interest,  
if not sooner paid, shall be due and payable on the first day of October , 19 71 .

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better  
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three  
Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing  
and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained,  
sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its  
successors and assigns, the following-described real estate situated in the County of Greenville ,  
State of South Carolina:

All that certain piece, parcel or lot of land, with the buildings and improvements  
thereon, lying and being on the Southerly side of the turn-out of Irene Circle near  
the City of Greenville, South Carolina, being shown as Lot No. 23 on the plat of  
Royal Heights and recorded in the REC Office for Greenville County, S. C. in Plat  
Book "W", page 25 and having according to said plat the following metes and bounds,  
to-wit:

BEGINNING at an iron pin on the Westerly side of Irene Circle, which pin is located  
156 feet in a Southerly direction from the curve of the turn-out of Irene Circle  
and also being the joint corner of lots 22 and 23, and running thence along the  
common line of lots 22 and 23 and the common line of lots 23 and 24 N 63-53 W 209.4  
feet to an iron pin on the Southeasterly side of Irene Circle, which pin is also the  
joint corner of lots 23 and 24; thence along the Southeasterly side of Irene Circle  
N 53-55 E 40.6 feet to an iron pin on Irene Circle; thence continuing along Irene  
Circle N 59-18 E 119.4 feet to an iron pin on Irene Circle; thence around the curve  
of Irene Circle, the cord of which is S 62-13 E 45.4 feet to an iron pin on Irene  
Circle; thence continuing along Irene Circle S 4-39 E 156 feet to the point of  
beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be  
had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter  
attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and  
assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple  
absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the