

STATE OF SOUTH CAROLINA

Jul 17 2 50 PM '69

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, L. T. Powell and Grace Powell, jointly and severally,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Texie V. Drake**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Five Thousand, Eight Hundred and Fifty Dollars (\$ 5,850.00) due and payable

in equal successive monthly instalments of Seventy (\$70.00) Dollars each, including principal and interest, first instalment due and payable on July 1, 1969, and a payment on the first day of each succeeding month thereafter until both principal and interest are paid in full,

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: monthly as above stated.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Travelers Rest, on the southwest side of Hilltop Drive, and being a part of Lot No. 13 as shown on plat of property of Ray E. McAlister, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book S at page 153, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwest side of said Hilltop Drive, at corner of property owned by the Greenville Water Works, and running thence with line of said Greenville Water Works property, S. 44-12 W. 200 feet to an iron pin in line of Brown property; thence with line of said Brown property, N. 45-48 W. 35 feet to an iron pin; thence with line of property owned by the mortgagee herein, N. 41 - 27 E, 95 feet to an iron pin; thence continuing with line of property owned by the mortgagee, N. 16 - 03 W. 14 feet to an iron pin; thence still continuing with line of property owned by the mortgagee, N. 33-57 E. 100 feet to an iron pin on the southwest side of said Hilltop Drive; thence with the southwest side of said Hilltop Drive, S. 45-48 E. 70 feet to the beginning corner, and being the same property conveyed to us by deed from the mortgagee herein, of even date herewith, yet to be recorded, and this mortgage is given to secure a portion of the purchase price of said property.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.