

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R.M.C.

WHEREAS, FRANK L. POWELL AND DOROTHY POWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SARA A. PATTON

(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

-ONE THOUSAND THREE HUNDRED EIGHTY FOUR & 76/100---- Dollars (\$1,384.76---) due and payable In three (3) annual installments beginning September 1, 1975, in the amount of Five Hundred & No/100 (\$500.00) Dollars, plus interest to date; second payment being due September 1, 1976, in the amount of Five Hundred and No/100 (\$500.00) Dollars, plus interest to date; and a final payment of Three Hundred Eighty Four and 76/100 (\$384.76) Dollars, plus interest to date due September 1, 1977 with interest thereon from date at the rate of ----8%--- per centum per annum, to be paid: annually

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, Fairview Township and in the corporate limits of the Town of Fountain Inn, known and designated as Lot No. 32 in the subdivision known as Woodfield Heights, Sec. 2 on a plat prepared by Carolina Engineering & Surveying Company of Greenville, S. C., dated May 30, 1966, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin on the North side of Blue Ridge Drive, joint front corner with Lot 31, running thence with the joint line of said Lot No. 31 N. 24-15 E. 200 feet to back joint corner with said lot No. 31 on line of Lot No. 30; thence with the back joint line of said Lot No. 30 S. 65-45 E. 110 feet to an iron pin, back joint corner with Lot No. 33; thence with the joint line of said Lot No. 33 S. 24-15 W. 200 feet to an iron pin on the North side of said Blue Ridge Drive, joint front corner with Lot No. 33; thence along the Northern side of Blue Ridge Drive N. 65-45 W. 110 feet to an iron pin, the point of beginning, and bounded by Lots Nos. 31, 30, 33 and said Blue Ridge Drive.



Together with all and singular rights, members, herditaments, 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.

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