

FILED
GREENVILLE CO. S. C.

JUN 29 12 10 PM '76

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1371 PAGE 466

MORTGAGE

THIS MORTGAGE is made this 29th day of June 1976, between the Mortgagor, JOE MICHAEL POWERS and WANDA L. POWERS (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS and LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 201 Trade Street, Fountain Inn, South Carolina 29644 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2006

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: known and designated as Lot No. 4 on a plat of Wemberly Way, Section No. 1, prepared by Campbell & Clarkson Surveyors, Inc., dated June 17, 1974, and recorded in the RMC Office for Greenville County in Plat Book 4-R, page 88, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Wemberly Lane at the joint front corners of Lots 3 and 4; thence with line of Lot 3, S. 74-43 E., 150 feet to an iron pin; thence S. 15-17 W. 120 feet to an iron pin; thence with the line of Lot 5 N. 74-43 W. 150 feet to an iron pin; thence along Wemberly Lane N. 15-17 E. 120 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of even date herewith to be recorded.



which has the address of 205 Wemberly Lane Simpsonville
[Street] [City]
South Carolina 29681
[State and Zip Code] (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.

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