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GREENVILLE CO. S. C.
APR 26 4 17 PM '77

1395 REC 695

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUNIE S. TRAYLOR
R.H.C.

WHEREAS, We, MICHAEL SHAYNE POWELL & CATHY L. DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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

THIRTEEN THOUSAND AND NO/100-----

Dollars \$ 13,000.00 due and payable

\$164.68 per month with payments to be applied first to interest and balance to principal and with the first payments to be June 15, 1977, and on the 15th day of each month thereafter

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly.

THIS MORTGAGE AND THE NOTE SECURING SAME IS DUE AND PAYABLE IN FULL AT ANY CHANGE IN OWNERSHIP.
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, containing 1.3 acres more or less as shown on plat of property of James Edgar Davis made by Campbell & Clarkson, Surveyors, April 7, 1977, and recorded in Plat Book 5Y, page 90, and having according to said survey the following courses and distances, to wit:

BEGINNING at an iron pin on State Park Road at joint front corner of property now or formerly of Brady and running thence along State Park Road N. 89-15 E. 127.05 feet to a pin in concrete; running thence S. 12-19 E. 91.32 feet to a set pin; running thence S. 02-38 W. 64.29 feet to a set pin; running thence S. 05-16 W. 79.54 feet to an iron pin; running thence S. 72-42 W. 159.3 feet to iron pin; running thence N. 41-20 W. 76.86 feet to flat iron pin; running thence N. 16-48 E. 230.5 feet to a set iron pin on State Park Road, the beginning corner.

This being the same property conveyed by deed of James Edgar Davis recorded April 26, 1977 simultaneously with this mortgage.

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APR 26 1977
GREENVILLE S.C.
4328 RV-23

Together with all and singular rights, members, hereditments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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.

4328 RV-23