

Mortgagee's Address: Marion L. Powell, Jr.
1404-C Trailmore Dr.
Charleston, SC 29407

MORTGAGE OF REAL ESTATE Office: Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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GREENVILLE CO. S. C.

BOOK 1395 PAGE 412

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GORDON E. MANN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto MARION L. POWELL, JR.

(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 ---NINE THOUSAND AND NO/100---

-----DOLLARS (\$9,000.00),
with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: \$200.00 per month, including principal and interest computed at the rate of 8 per cent per annum, the first payment being due on May 1, 1977, and a like payment being due on the first day of each month thereafter until paid in full.

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, on the westerly side of U. S. Highway No. 276, being shown as a tract containing 11,964 square feet on a plat of the property of Gordon E. Mann, dated March 29, 1977, prepared by W. R. Williams, Jr., Engineer, recorded in Plat Book 54 at page 92 in the RMC Office and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of U. S. Highway No. 276 at the corner of property now or formerly belonging to Dill and running thence with the Dill property S 59-16 W 121.6 feet to an iron pin; thence N 29-11 W 99 feet to an iron pin at the corner of property now or formerly belonging to Tankersley; thence with the Tankersley property N 59-16 E 120.2 feet to an iron pin on the westerly side of U. S. Highway No. 276; thence with said highway S 30-00 E 99 feet to the point of beginning.

This is same property conveyed to the mortgagor by deed of the mortgagee, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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 any other equipment or 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.

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