

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAR 23 9 47 AM '78  
MORTGAGE OF REAL ESTATE

DONNIE S. TAUKERSLEY  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. L. AND RUBY C. POWERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK

(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 EIGHTEEN THOUSAND NINE HUNDRED FORTY SIX AND 20/100----- Dollars, \$ 18,946.20 due and payable

in 84 monthly installments of \$225.55 beginning on the 20th day of April, 1978 and due on the same date of each month thereafter until paid in full.

with interest thereon from date at the rate of 12.95 per centum per annum, to be paid: MONTHLY

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, Austin Township, on the northern side of Sunrise Drive, being known and designated as Lot 10 as shown on a plat prepared by C. O. Riddle, RLS, dated February 22, 1955 entitled property of Jim Willis Whitt, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PP, at Page 99, and having according to a more recent plat prepared by Piedmont Engineering Service dated April 19, 1958 entitled property of W. L. Powers and Ruby C. Powers, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Sunrise Drive at the joint front corner of Lots 9 and 10 and running thence with the line of Lot 9 N. 23-01 W., 130.5 feet to an iron pin; thence N. 60-31 E., 124.4 feet to an iron pin, at the joint rear corner of Lots 10 and 11; thence with the line of Lot 11 S. 16-36 E., 178.6 feet to an iron pin on the northern side of Sunrise Drive; thence with the northern side of Sunrise Drive S. 84-41 W., 108.6 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Donald Lee Luquire, Sr. and Lewis Cox Luquire as recorded in the RMC Office for Greenville County in Deed Book 597, Page 15 dated April 22, 1958.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
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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.

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