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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Waulden, S.C.
Waulden, S.C.

OCT 6 1978

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1446 PAGE 561

WHEREAS, LORANCE T. AND GRACE A. POWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN DISCOUNT CO., INC.

(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

SEVEN THOUSAND TWO HUNDRED & 00/1000 dollars (\$7200.00) due and payable
in 48 equal payments of \$150.00, 1st payment being due October 25, 1978 and the final
payment being due September 25, 1982.
(Amount Finance on Loan: Five Thousand Eighty five and 20/100)

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

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 and 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 _____

All that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southwestern side of McAlister Street, in Greenville County, South Carolina, being known and designated as Lot No. 40 as shown on a plat of property of Roy E. McAlister, made by Pickell and Pickell, dated October 16, 1948, recorded in the RMC Office for Greenville County, S.C., in Plat Book S, page 153, reference to which plat is hereby craved for the netes and bounds thereof.

The above described property is the same property conveyed to the Grantors by deed of Elaine D. Childers and Garland J. Avera, recorded in the RMC Office for Greenville County, S.C., in Deed Book 885, page 600, and is hereby conveyed subject to the rights of easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

DERIVATION CLAUSE: Grantor Billy J. Rhoades and Virginia D. Rhoades
Deed Dated 3-19-75; Recorded 3-20-75

GCTO ----- 200.678 058 2.5CCI



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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