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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 4th day of June, 1979, between the Mortgagor, James M. Powell and Dorothy C. Powell (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

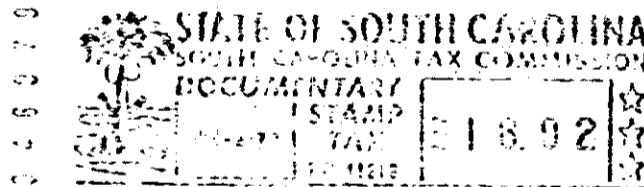
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand Two Hundred Seventy-five and No/100 (\$42,275.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009;

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:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the northerly intersection of North Main Street and Mountainview Avenue, in the City of Greenville, South Carolina, being known and designated as Lot No. 5 on map of North Park as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book K, pages 48 and 49 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of North Main Street, said pin being the joint front corner of Lots 4 and 5 and running thence with the common line of said lots N 70-14 W 160 feet to an iron pin, the joint rear corner of Lots 4 and 5; thence S 14-30 W 64.7 feet to an iron pin on the northerly side of Mountainview Avenue S 72-58 E 160 feet to an iron pin at the intersection of Mountainview Avenue and North Main Street; thence with the northwesterly side of North Main Street N 19-46 E 57 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Mark D. Stemen and Sharon M. Stemen to be recorded herewith.



which has the address of 1201 North Main Street Greenville
(Street) (City)
South Carolina (herein "Property Address");
(State and Zip Code)

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 seized 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.