

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RECORDED  
1979  
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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOSEPH POWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The Central 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

TWENTY-EIGHT THOUSAND FIVE HUNDRED Dollars (\$ 28,500.00) due and payable

in 240 equal, consecutive monthly installments of \$284.54,  
beginning September 15, 1979, and continuing thereafter until  
paid in full

with interest thereon from date at the rate of 10.50 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, being shown and designated as Lot 27 on a Subdivision of Tract No. 1 of OVERBROOK LAND COMPANY, made by R. E. Dalton, Engineer, June 1924, recorded in the RMC Office for Greenville County in Plat Book K, at Page 59, and having, according to said Plat and a recent survey thereof by R. E. Dalton, June 5, 1941, the following metes and bounds:

BEGINNING at an iron pin on the west side of Briarcliff Drive (formerly Park Street), joint front corner of Lots 27 and 28, said point being 655.8 feet on a southerly direction from the southwest corner of the intersection of Park Street and Spartanburg Road, and running thence with the line of Lot 28, S 65-33 W, 180 feet to an iron pin; thence S 24-27 E, 60 feet to an iron pin, joint rear corner of Lots 26 and 27; thence with the line of Lot 26, N 75-35 E, 180 feet to an iron pin on the west side of Park Street; thence with said Street, N 24-27 W, 60 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of James Carlisle Rushton, Jr., Executor, Estate of Joyce Ballenger Rushton, dated August 10, 1979, to be recorded simultaneously herewith.

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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 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.

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