

SEP 15 4 29 PM '80 MORTGAGE

DONNIE S. TANKERSLEY
R.M.C

THIS MORTGAGE is made this 15th day of SEPTEMBER, 1980, between the Mortgagor, DONALD B. POWERS AND VERETTA F. POWERS (herein "Borrower"), and the Mortgagee, NATIONAL BANK, a national banking association, a corporation organized and existing under the laws of the United States of America, whose address is 1211 Main Street, Columbia, South Carolina 29226 (herein "Lender").

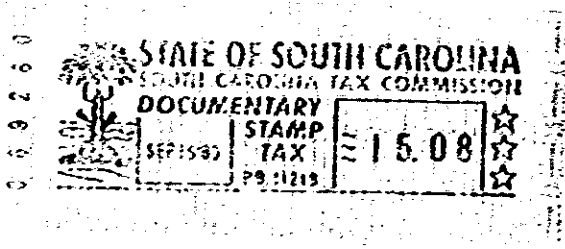
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SEVEN THOUSAND SEVEN HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated SEPTEMBER 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010;

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 situate, lying and being in the State of South Carolina County of Greenville, known and designated as Lot no. 605 on plat of WESTWOOD, SECTION VI, recorded in the RMC Office for Greenville County in Plat Book 4X at page 100 and also shown on a more recent plat of "Property of Donald R. Powers and Veretta F. Powers" dated September 5, 1980, prepared by Freeland & Associates, and recorded in Plat Book 8K at page 66 and having, according to the more recent plat of survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Alder Drive, joint front corner of lots 604 and 605 and running thence along Alder Drive, S. 24-21 E., 30.0 feet to an iron pin; thence continuing with Alder Drive, S. 16-11 E., 50.0 feet to an iron pin; thence continuing with Alder Drive, S. 8-09 E., 64.84 feet to an iron pin at the intersection of Alder Drive and Yellow Wood Drive; thence with said intersection, S. 38-50 W., 36.0 feet to an iron pin on Yellow Wood Drive; thence turning and running with said Yellow Wood Drive as follows: S. 82-48 W., 23.3 feet to an iron pin and S. 70-38 W., 27.0 feet to an iron pin; thence turning and running with the rear line of lot 605, N. 23-41 W., 183.35 feet to an iron pin; thence turning and running with the common line of lots 605 and 604, N. 84-00 E., 110.0 feet to an iron pin on Alder Drive, being the point and place of beginning.

Being the identical property conveyed to the mortgagors by deed of Arnold E. Mullinax, to be recorded of even date herewith.



which has the address of 316 Alder Drive, Simpsonville, S.C. 29681 (City)
(State and Zip Code)
(herein "Property Address");

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 seised 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.

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