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REC'D CO. S. C.

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BOOK 1533 PAGE 373

First Mortgage on Real Estate

DONN L. SANDERSLEY  
R.M.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. L. Powers and Ruby C. Powers (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Nineteen thousand one hundred sixty-seven and 67/100 ----- DOLLARS

(\$ 19,167.67-----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is \_\_\_\_\_ years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the Northern side of Sunrise Drive in Austin Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 10 as shown on a plat prepared by C.O. Riddle, Reg. L.S., dated February 22, 1956, 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 Nos. 9 and 10, and running thence with the line of Lot No. 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 Nos. 10 and 11; thence with the line of Lot No. 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 the point of BEGINNING.

This is the identical property conveyed to the mortgagor by deed of Donald Lee Luquire and Louise Cox Luquire, recorded in Deed Book 597 at page 15 on April 22, 1958, in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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