

FILED
GREENVILLE CO. S. C.

MORTGAGE

200:1511 PAGE 473

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THIS MORTGAGE was made this 15th day of May, 1981, between the Mortgagor, ROBERT L. POWELL AND CYNTHIA SUE POWELL (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand Nine Hundred Eighty-Six and 86/100 (\$46,986.86) Dollars, which indebtedness is evidenced by Borrower's note dated 15 May 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 August 2010

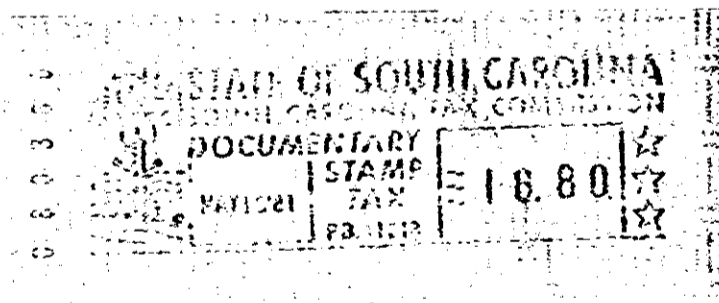
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, at the northwesterly intersection of Strange Road and Huntley Castle Court, being shown and designated as Lot No. 145, on plat of Gray Fox Run, Section 2, recorded in the RMC Office for Greenville County, S. C., in Plat Book "7 C", at Page 58, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Huntley Castle Court, joint front corner of Lots Nos. 144 and 145 and running thence with the joint lines of said lots, N. 2-17 E. 150 feet to an iron pin; thence S. 87-04 E. 122.30 feet to an iron pin on the westerly side of Strange Road; thence with the westerly side of Strange Road, S. 1-15 W. 124.34 feet to an iron pin at the northwesterly intersection of Strange Road and Huntley Castle Court; thence with said intersection S. 46-55 W. 34.94 feet to an iron pin on the northerly side of Huntley Castle Court; thence with the northerly side of Huntley Castle Court N. 87-24 W. 100 feet to an iron pin, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Balentine Brothers Builders, Inc., dated 15 May 1981, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: 99 Pinehurst Drive, Mauldin, South Carolina 29662.



which has the address of 2 Huntley Castle Court, Taylors, South Carolina 29687
[Street] [City]
..... (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 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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