

State of South Carolina

GREENVILLE COUNTY, S.C.

BOOK 1559 PAGE 115



County of GREENVILLE

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Mortgage of Real Estate

DEED BY MICHAEL D. POWELL

THIS MORTGAGE made this 18th day of November, 1981,

by Michael D. Powell

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329, Greenville, South Carolina

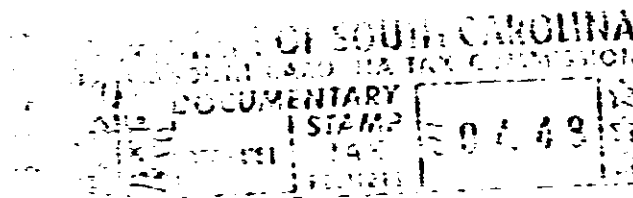
WITNESSETH:

THAT WHEREAS, Michael D. Powell is indebted to Mortgagee in the maximum principal sum of Eleven Thousand One Hundred Forty Six and 20/100 Dollars (\$ 11,146.20), which indebtedness is evidenced by the Note of Michael D. Powell of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 78 months after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 6,500.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being in Dunean Mills Village, being more particularly described as Lot No. 28, Section 4, as shown on a plat entitled "Subdivision for Dunean Mills, Greenville, S.C.", made by Pickell & Pickell, Engineers, Greenville, S.C., on June 7, 1948, and August 7, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S, Pages 173-177, inclusive. According to said plat the within lot is also known as Lot No. 78, Smythe Street and fronts thereon 58 feet.

This is the same property conveyed to the mortgagor by deed of Ralph O. Powell, Sr. and Hazel W. Powell recorded in the R.M.C. Office for Greenville County on June 27, 1975, in Deed Book 1020, Page 488.



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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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