

SEP 13 12 32 PM '82

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1580 PAGE 228
DONN TANKERSLEY
R.M.C

MORTGAGE OF REAL ESTATE

BOOK 1580 PAGE 228

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD R. POWERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto VERETTA F. POWERS

(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 Five Thousand and no/100ths Dollars -----
Dollars (\$ 5,000.00) due and payable
\$2,000.00 within five (5) days of the signing of mortgage; \$1,000.00 within thirty (30) days of the signing of mortgage; \$2,000.00 upon receipt of 1982 I.R.S. refund

XX

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

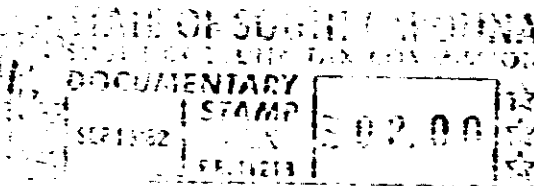
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 605 on plat of WESTWOOD, SECTION VI, recorded in the RMC Office for Greenville County in Plat Book 4X at page 100 and also shown on a more recent plat of "Property of Donald R. Powers and Veretta F. Powers" dated September 5, 1980, prepared by Freeland & Associates, and recorded in Plat Book 8E 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.

This is the same property conveyed to grantor and grantee by deed of Arnold E. Mullinax, dated September 15, 1980 and recorded in the Greenville County R.M.C. Office in Deed Book Volume 1133 at Page 453.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

(18) 899-574.13-1-51



No Title Search
JMT

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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