



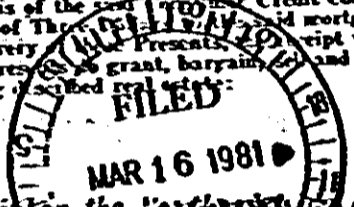
MORTGAGE BOOK 73 PAGE 36341-1 80031487 PAGE 816

WHEREAS I (we) H. I. POWERS and Ruby C. POWERS (hereinafter also styled the mortgagor) in and by my (our) certain Consumer Credit Contract bearing even date herewith, Trico Home Improvers, Inc. P. O. Box 9381 Greensboro, N.C. 27408 (hereinafter also styled the mortgagee) in the sum of

\$ 5,625.60 payable in 60 equal installments of \$ 93.76 each, commencing on the

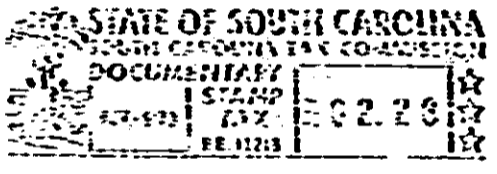
10th day of December 1979 and falling due on the same of each subsequent month, as in and by the said Consumer Credit Contract and conditions thereof, reference thereto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Consumer Credit Contract; which with all its provisions is hereby made a part hereof; and also in consideration of the said mortgagee in hand well and truly paid, by the said mortgagor, at and before the sealing and delivery of the said Consumer Credit Contract, receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:



BEGINNING at an iron pin on the Northeast corner of Sunrise Drive at the joint front corner of lots Nos. 9 and 10, thence N. 130.5 feet to an iron pin; thence N. 121.1 feet to an iron pin at the joint rear corner of lots Nos. 10 and 11; thence S. 178.0 feet to an iron pin on the Northern side of Sunrise Drive; thence with the Northern side of Sunrise Drive S. 84-41 W. 108.5 feet to the point of beginning.

PAID AND SATISFIED IN FULL SEE ATTACHED DESCRIPTION GENERAL ELECTRIC CREDIT CORP. OF GA. 25775



Date 2-24-81 Witness: Jacquelyn West
By Shelley Amy MANAGER

This being the same premises conveyed to the grantor herein by deed from Donald Lee Luquise, St. Louise Cox Lequise dated 4/22/55 and recorded in Deed Book 597 at page 15 in the R.M.C. Office for Greenville County.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.
TO HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said contract in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with a FINANCE CHARGE thereon, from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators, or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with a FINANCE CHARGE thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said contract, when the same shall become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby shall forthwith become due at the option of the said mortgagee.

