

MAY 4 10 34 AM '79

MORTGAGE DONNIE S. TANKERSLEY
R.M.C.

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THIS MORTGAGE is made this 3rd day of May, 1979, between the Mortgagor, L. Dale Powell and Jean B. Powell (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 3, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009;

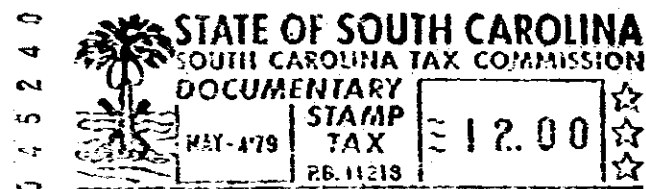
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Oakwood Avenue and being known and designated as Lot No. 35 on a plat of OAKWOOD ACRES made by J. Mac Richardson, dated September, 1959, recorded in the RMC Office for Greenville County in Plat Book MM at Page 135, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Oakwood Avenue at the joint front corner of Lots Nos. 35 and 36 and running thence with the common line of said Lots, S.22-55 E. 175 feet to an iron pin; thence N.67-05 E. 90 feet to an iron pin at the joint rear corner of Lots Nos. 34 and 35; thence with the common line of said Lots, N.22-55 W. 175 feet to an iron pin on the southern side of Oakwood Avenue; thence along the southern side of Oakwood Avenue, S.67-05 W. 90 feet to an iron pin, the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from William W. Moon recorded in the RMC Office for Greenville County on May 4, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 969, Greer, South Carolina 29651.



which has the address of 5 Oakwood Avenue Taylors (City)
(Street)
South Carolina 29651 (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 seized 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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