

1004 1980

GREENVILLE, S.C.

JAN 2 11 06 AM '84

DONNA W. WERSLEY

MORTGAGE

THIS MORTGAGE is made this 30th day of March, 1984, between the Mortgagor, G. Mason Powell and Rebecca H. Powell, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and no/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2004;

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 lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of West Seven Oaks Drive near the City of Greenville, being shown as Lot 51 on plat of Section I of Chanticleer, recorded in Plat Book YY at page 97, and being more fully described as follows:

BEGINNING at an iron pin on the southern side of West Seven Oaks Drive, corner of Lot 50, and running thence with the southern side of said Drive, N. 89-27 E. 120 feet to an iron pin at corner of Lot 52; thence with line of said lot, S. 4-41 W. 221.8 feet to an iron pin at corner of Lot 47; thence with the line of said lot, N. 75-48 W. 95 feet to an iron pin at corner of Lot 50; thence with line of said lot, N. 2-47 W. 196.8 feet to the beginning corner.

This is that property conveyed to Mortgagor by deed of Mary S. Gabrels dated and filed concurrently herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
APR-2'84
28.00

which has the address of 25 Seven Oaks Drive Greenville,
(Street) (City)
South Carolina 29605 (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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