

NORWEST FINANCIAL SOUTH CAROLINA INC.
PO BOX 2027
Greenville SC 29602

REAL ESTATE MORTGAGE

VOL 1691 PAGE 945
\$ 4801.57 AMOUNT FINANCED

FILED
GREENVILLE CO. S.C.
NOV 29 1 31 PM '84
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

This Mortgage, made this 29 day of November, 1984, by and between DONNIE S. TANKERSLEY, AKA Lorance T. Powell, Lorence T. Powell and Grace A. Powell hereinafter referred to as Mortgagors, and Norwest Financial South Carolina, Inc., hereinafter referred to as Mortgagee, witnesseth:

Whereas Mortgagors, to secure payment of a certain loan made to Mortgagors by Mortgagee, which said loan includes the Amount Financed shown above plus interest and as evidenced by a note of even date payable to Mortgagee, Norwest Financial South Carolina, Inc., and which note is payable in monthly installments, and according to the terms thereof payment in advance may be made in any amount at any time, and default in making any monthly payment shall, at the option of the holder of said note, and without notice or demand unless required by law, render the entire sum remaining unpaid on said note at once due and payable.

NOW KNOW ALL MEN, that in consideration of said loan and also in consideration of three dollars (\$3) to the Mortgagors in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the Mortgagors hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate, situated in the County of Greenville, and State of South Carolina, to-wit: All that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southwestern side of McAlister Street, in Greenville County, South Carolina, being known and designated as Lot No. 40 as shown on a plat of property of ROY E. MCALISTER, made by Pickell and Pickell, dated October 16, 1948, recorded in the RMC Office for Greenville County, S.C., in Plat Book S. page 153, reference to which plat is hereby craved for the metes and bounds thereof. This is the same property conveyed to Lorence T. Powell and Grace A. Powell on March 19, 1975 from Billy J. Rhoades and Virginia D. Rhoades and recorded on March 20, 1975 in Book 1015 at Page 787 in RMC Office for Greenville County, South Carolina.

To have and to hold, with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, unto said Mortgagee, provided always, and this instrument is made, executed, sealed and delivered upon the express condition that if the said Mortgagors shall pay in full to the said Mortgagee the above-described Note according to the terms thereof, and all other sums secured hereby, then this Mortgage shall cease, determine and be void, otherwise it shall remain in full force and virtue. Upon default in making any payment of said Note when the payment becomes due, then the entire sum remaining unpaid on said Note shall be due and payable by the exercise of the option of acceleration above described, and this Mortgage may be foreclosed as provided by law for the purpose of satisfying and paying the entire indebtedness secured hereby.

This mortgage is given to secure the payment of the above-described note, as well as all other sums and future advances which may hereafter be owing to Mortgagee by Mortgagors however evidenced. It is understood and agreed that the Mortgagee may from time to time make loans and avances to Mortgagors, all of which will be secured by this mortgage, provided however that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of \$75,000, plus interest thereon, attorneys' fees, and court costs.

The Mortgagors covenant that they exclusively possess and own said property free and clear of all encumbrances except as otherwise noted, and will warrant and defend the same against all persons except the Mortgagee. Any failure of the Mortgagors to enforce any of its rights or remedies hereunder shall not be a waiver of its rights to do so thereafter. Whenever the context so requires, plural words shall be construed in the singular.

Signed, sealed and delivered in the presence of:

Jarahn M. Gralicky
WITNESS
Laurie Tucker
WITNESS

A.K.A. *Lorance T. Powell*
Lorance T. Powell (Seal) Sign Here
IF MARRIED BOTH HUSBAND AND WIFE MUST SIGN
Grace A. Powell (Seal) Sign Here
IF MARRIED BOTH HUSBAND AND WIFE MUST SIGN

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me the undersigned witness and being duly sworn by me, made oath that he saw the above-named mortgagor(s) sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with the other witness subscribed above, witnessed the due execution thereof.

Sworn to before me this 29 day of November, A.D. 1984

Jarahn M. Gralicky
WITNESS
Laurie Tucker
NOTARY PUBLIC FOR SOUTH CAROLINA
22 p.w. 8-27-89

This instrument prepared by Mortgagee named above

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF _____

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
NOV 29 84 STAMP TAX 01.47

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above-named Mortgagor, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the above-named Mortgagee, its successors and assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular the premises above described and released.

IF MARRIED, WIFE MUST SIGN

Given under my hand and seal this _____ day of _____, 1984

(Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA

942 E84 (SC)

RECORDED NOV 29 1984 at 1:31 P/M

16251

Account No. 4.00011
4252984 02

4190

4328 RV-2