

Our File #9102

GREENVILLE CO. S. C.

P. O. Box 10148
Greenville, S.C. 29603

JUN 21 10 22 AM '77
MORTGAGE
DONNIE S. TANNER
R.M.C.

BOOK 1401 PAGE 700

THIS MORTGAGE is made this 20 day of June 19.77, between the Mortgagor, Ernest W. Powell, Jr. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand Nine Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007

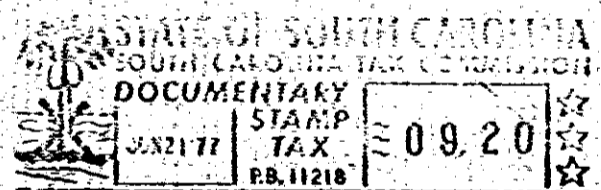
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the City of Greenville, Greenville County, State of South Carolina, on the West side of Jones Avenue, and being known and designated as Lot No. 5 of the property of Parrish, Gower & Martin, and having according to said plat, recorded in Plat Book H at Page 176, the following metes and bounds, to-wit:

BEGINNING at an iron pin on West side of Jones Avenue, the joint corner of Lots 5 and 6; thence with joint line of said lots N. 89-12 W. 175 feet to an iron pin on East side of a 15 foot alley; thence with line of said alley S. 0-48 W. 61 feet to an iron pin rear corner of Lots 5 and 4; thence with joint line of said lots S. 89-12 E. 175 feet to iron pin on West side of Jones Avenue; thence with West side of Jones Avenue as a line N. 0-48 E. 61 feet to point of beginning.

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This is the same property conveyed to Ernest W. Powell, Jr. by deed of C. M. Ballentine, Administrator cum testamento annexo of the Estate of L. K. Simpson, Deceased, of even date, to be recorded herewith.



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which has the address of 16 Jones Avenue Greenville S. C. (herein "Property Address");

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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