

201 Trade Street
Fountain Inn, SC 29644

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R.M.C. WILBERSLEY

MORTGAGE

BOOK 1181 PAGE 112

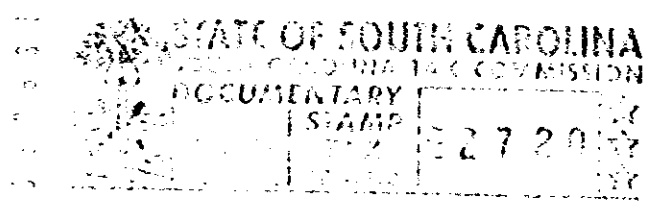
THIS MORTGAGE is made this 11th day of September 1979, between the Mortgagor, Jack E. Powers and Audrey T. Powers (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-eight Thousand and No/100 (\$68,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 11, 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 October 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: In the Town of Simpsonville being known and designated as Lot 290 as shown on Sheet One, Section IV, POINSETTIA Subdivision as shown on plat thereof prepared by Piedmont Engineers and Architects dated July 19, 1974, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4R at page 87, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeasterly corner of the intersection of South Almond Drive and Rainwood Drive and running thence with the easterly edge of Rainwood Drive N. 5-00 W. 110 feet to an iron pin at the joint front corner of lots 289 and 290; thence with the joint line of said lots N. 85-00 E. 175.0 feet to an iron pin at the joint rear corner of lots 290, 289, 292 and 291; thence with the joint line of lots 290 and 291 S. 14-17 E. 133.9 feet to an iron pin on the northern side of South Almond Drive; thence with the northern side of South Almond Drive S. 84-37 W. 148.3 feet to an iron pin at the intersection of Rainwood and South Almond Drive; thence with the curve of said intersection, the chord of which is N. 50-12 W. 35.23 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Poinsett Realty dated July 7, 1978, recorded July 19, 1978 in the RMC Office for Greenville County, S.C. in Deed Volume 1083 at page 448.



which has the address of 203 Rainwood Drive, Simpsonville (City) S. C. 29681 (State and Zip Code) (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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