

Mortgagee's Address: P. O. Box 2568, Greenville, S. C. 29602

FILED
GREENVILLE, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville
OCT 23 1980
JONAS R.M.C.

MORTGAGE
OF
REAL PROPERTY
EVERETT...
P.O. BOX 4...
MAULDIN, SC 29662
1522 400

THIS MORTGAGE, executed the 23rd day of October, 1980, by GENE K. POWELL AND VIRGINIA R. POWELL (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P. O. Box 2568, Greenville, SC 29602.

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated October 23, 1980, to Mortgagee for the principal amount of Ten thousand and eight and 04/100 Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or lot of land, lying and being in Grove Township, Greenville County, South Carolina, and being known and designated as Lot 17 on Plat of Lindsay Acres, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-F, at Page 34, and having the following metes and bounds, to-wit:

BEGINNING at a point on the east side of Reedy Fork Road, at the joint front corner of Lots 16 and 17 and running thence N. 67-53 E. 438.2 feet to a point; thence S. 22-07 E. 260 feet to a point; thence S. 75-29 W. 463.1 feet to a point; thence N. 13-43 W. 100 feet to a point; thence N. 18-31 W. 100 feet to the point of beginning, and containing 2.36 acres, more or less.

This being the same property conveyed to the Mortgagors herein by deed of Carl K. Perkins and Marilyn J. Perkins (formerly Marilyn B. Thomas) dated and recorded April 12, 1979, in the RMC Office for Greenville County in Deed Book 1160, at Page 398.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP TAX \$ 0 4 . 0 4

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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