

FEB 29 2 40 PM '84

DOHNIE S. TANKERSLEY
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. WAYNE POWELL

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Ten Thousand and 00/100 ----- (\$ 10,000.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 1st day of March, 19 94; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the north side of Woodleigh Drive, and being designated as Lot 111, Colonial Hills Subdivision, as shown on plat entitled "Section No. 3, Colonial Hills," by Piedmont Engineers & Architects, dated May 7, 1965, and recorded in the RMC Office for Greenville County in Plat Book BBB at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Woodleigh Drive, at the joint front corner of Lots 111 and 112, and running thence with the line of Lot 112, N. 8-20 W. 163 feet to an iron pin at the joint rear corner of Lots 111 and 112; thence N. 84-05 E. 100.2 feet to an iron pin, joint rear corner of Lots 111 and 110; thence with the line of Lot 110, S. 8-20 E. 158.5 feet to an iron pin on the north side of Woodleigh Drive; thence with the north side of Woodleigh Drive, S. 81-40 W. 100 feet to the point of BEGINNING.

BEING the same property conveyed to the Mortgagor herein by deed of Ernest G. Taylor and Dinah W. Taylor, said deed being dated December 29, 1975 and recorded in the RMC Office for Greenville County in Deed book 1029 at page 465.

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