

FILED
GREENVILLE CO. S. C.

MORTGAGE

MAY 3 3 11 PM '84

THIS MORTGAGE is made this 3rd day of May 1984, between the Mortgagors, RAN-
DOLPH POWELL and CAROLYN B. POWELL
(herein "Borrower"), and the Mortgagee, AUGUST KOHN
AND COMPANY, INCORPORATED, a corporation organized and existing
under the laws of the State of South Carolina, whose address is P. O. Box 225,
Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fourteen Thousand
and no/100ths --- Dollars, which indebtedness is evidenced by Borrower's note
dated May 3rd, 1984 (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 1st, 2014

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 piece, parcel or lot of land, with all buildings and
improvements, situate, lying and being on the southeastern side
of Henderson Road, in the City of Greenville, Greenville County,
South Carolina, being shown and designated as Lot No. 18 on a
final plat of Section E-1 of GOWER ESTATES, made by R. K.
Campbell, R.L.S., dated December, 1964, recorded in the RMC
Office for Greenville County, S. C., in Plat Book BBB, page 70,
reference to which is hereby craved for the metes and bounds
thereof.

The above property is the same conveyed to the Mortgagors by
deed of Alice B. Johnson to be recorded simultaneously herewith.



which has the address of 433 Henderson Road Greenville
(Street) (City)
South Carolina 29607 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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 seized 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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