

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Marion W. Powers, of Greenville, S. C.

WHEREAS, I, the said Marion W. Powers

SEND GREETING:

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to South Carolina National Bank of Charleston, at Greenville, S. C.

in the full and just sum of NINE THOUSAND AND NO/100 - - - (\$9,000.00) Dollars to be paid: \$250.00 on the 7th day of May, 1944, and a like payment of \$250.00 on the 7th day of each third month thereafter until paid in full; provided, that the mortgagor may anticipate all or any part of the unpaid balance at any time, provided further, that the entire unpaid balance will be payable in any event on Feb. 7, 1949

The debt hereby secured is satisfied this 6th of August 1946 Bank of South Carolina National Bank By Guy Elphinstone Cashier

with interest thereon from date quarterly at the rate of five (5)

per cent. per annum, to be computed and paid quarterly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount thereon

to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

SATISFIED AND CANCELLED OF RECORD
DAY OF August
1946
FOR GREENVILLE COUNTY, S. C.
#13257

NOW KNOW ALL MEN, 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 Mortgagee, according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release its successors Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid,

on the North side of Avondale Drive, outside the corporate limits of the City of Greenville, being known and designated as lot No. 17 of Block A, in subdivision known as Northgate, as per plat of C. M. Furman, Jr., Eng. made June 1926, and amended Nov. 1st, 1927, which said plat, with amendment thereto is recorded in Plat Book G, pages 135-136, and having according to a plat thereof of C. M. Furman, Sept. 27, 1928, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of West Avondale Drive, Joint corner of lots 1 & 17 which iron pin is 153.2 feet West of Arcadia Drive, and running thence along the North side of West Avondale Drive S. 71-19 W. 100 feet to iron pin, joint corner of lots 16 and 17; thence along joint line of lots 16 & 17 N. 12-00 W. 155.2 feet to iron pin; thence N. 84-00 E. 88.2 feet to iron pin in line of lots 1 & 17; thence along line of lots 1 & 17 S. 16-59 E. 134.7 feet to point of beginning. Being the same property conveyed to Marion W. Powers by J. F. McArthur July 18, 1942, by deed recorded in Book of Deeds 246, at page 310.

It is understood and agreed that the purpose of this mortgage is to secure not only the present indebtedness, but also any future advances, including any advances that may be made after reduction or repayment of the present advances, or of future advances, so that this mortgage and the note which it secures, shall continuously secure the mortgagee for any indebtedness due it by the mortgagor or by W. T. Powers.