

FILED
GREENVILLE CO. S. C.

JUN 22 4 03 PM '78

DOHNIE S. TANKERSLEY
R.M.C.

BOOK 1435 PAGE 938

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

22nd June

THIS MORTGAGE is made this 22nd day of June 1978 between the Mortgagor, Kenneth L. and Sheila R. Powell (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is, 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Four Hundred (\$31,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

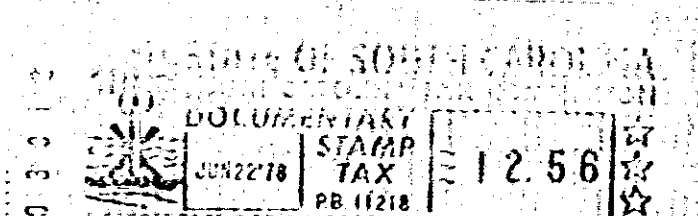
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Spartanburg, State of South Carolina:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, located north from Greer, South Carolina, on the western side of Cannon Road and being shown and designated as Lot No. 5 on plat made for George W. Vaughn, shown as Plat No. 1, by Wolfe & Huskey, Inc., Surveyors, dated September 23, 1975, and recorded in Plat Book 5-D, page 99, Greenville County, R.M.C. Office and having the following metes and bounds, to wit:

BEGINNING at the joint front corner of Lots 4 and 5 on the western side of Cannon Road and running thence as the common line of said lots north 73 degrees - 28° E., 284.95 feet to pin; then along other property of George W. Vaughn north 29 degrees 54° W., 170 feet to the joint rear corner of Lots 5 and 6 thence as the common line of Lots 5 and 6, N 79 degrees 13° E., 312.3 feet to the center of Cannon Road; thence along said road S. 22 degrees 1° E., 125 feet to pin; thence still with Cannon Road S., 26 degrees 30° E., 9.93 feet to the beginning corner.

This being part of the same property conveyed to the grantor by deed of George W. Vaughn and recorded in Deed Book 1032, page 923, Greenville County, R.M.C. Office.

Property conveyed subject to road right-of-way and restrictions recorded in Deed Book 1030, page 475, Greenville County, R.M.C. Office.



which has the address of Route 2, Cannon Road Greer, South Carolina (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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