

DEC 12 4 47 PM 1989

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: **JOHNNY F. BELL**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Nine Thousand Four Hundred Fifty and No/100ths-----**
DOLLARS (\$ 9,450.00), with interest thereon from date at the rate of **six-----**
per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,
February 1, 1989

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being **on the Northwestern side of Clemson Avenue, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 23 and a portion of Lot No. 24 of a subdivision plat prepared for Greenville Land Co., Inc., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RR at page 89, and having according to a more recent revision of Lots Nos. 23, 24, 25 and 26, prepared by Piedmont Engineering Service, dated September 6, 1963, the following metes and bounds:**

BEGINNING at an iron pin on the Northwestern side of Clemson Avenue at the joint front corner of Lots Nos. 22 and 23, and running thence with the Northwestern side of Clemson Avenue S. 33-20 W. 93.3 feet to an iron pin; thence N. 56-40 W. 160 feet to an iron pin on the Southeastern side of Trotter Street; thence with Trotter Street N. 33-20 E. 93.3 feet to an iron pin at the joint rear corner of Lots Nos. 22 and 23; thence with the joint line of said lots S. 56-40 E. 160 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Greenville Land Co., Inc. dated December 11, 1963, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.