

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

JUL 31 1 42 PM MORTGAGE OF REAL ESTATE

OLLIE PARRIS WORTH THESE PRESENTS MAY CONCERN:

C. E. Bell and Faye T. Bell, of Greenville County,
R. H. C.

WHEREAS:

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jerry Cunningham, Mauldin, South Carolina.

(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 Three thousand and no/100 Dollars (\$ 3,000.00) due and payable

in lump sum payment plus interest to be due and payable on or before July 31, 1969.

with interest thereon from date at the rate of 6 90 per centum per annum, to be paid:

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 purposes:

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, just inside the city limits of the town of Mauldin, and being known and designated as Lot 139 of Glendale, recorded in plat book Q Q at pages 76-77, and being the following metes and bounds, to-wit:

Beginning at a point on the southern side of Drury Lane at the joint front corner of Lots 138 and 139 and running thence with the southern side of Drury Lane, S. 74-53 E. 99.25 feet to a point at the joint front corner of Lots 139 and 140; thence S. 15-07 W. 169.7 feet to a point at the joint rear corner of Lots 139 and 140; thence N. 15-04 W. 99.25 feet to a point at the joint rear corner of Lots 138 and 139; thence N. 15-07 E. 170 feet to the point of beginning.

This being the identical land conveyed to us by J. Odell Shaver.

This document becoming first mortgage upon payment in full to Palmetto Building and Loan Association of Laurens as recorded in Mortgage Book 917, page 386 in Greenville County Court House.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.