

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 5 4 15 PM '70

MORTGAGE OF REAL ESTATE

BOOK 1147 PAGE 479

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Charles D. Bell and Robbie N. Grice Bell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald G. Tate

(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, Three Hundred and no/100--

Dollars (\$ 3,300.00) due and payable

in monthly installments of Fifty (\$50.00) Dollars per month, the first payment to be due on the first day of February, 1970, and a like installment to become due on the first day of each and every month thereafter until and including the first day of August 1971, and thereafter in monthly installments of One Hundred (\$100.00) Dollars per month until this indebtedness has been Paid:

with interest thereon from date at the rate of Six 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, on the southerly side of Bob White Lane, near the City of Greenville, being shown and designated as Lot No. 40 on plat of Super Highway Home Sites, as recorded in Plat Book P, at page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Bob White Lane, at the joint front corner of Lots 40 and 41, and running thence with the common line of said lots, S. 28-58 E. 186 feet to an iron pin in the center of a five foot strip reserved for utilities; thence along said five foot strip, N. 73-35 E. 50 feet to an iron pin in line of a twenty foot drainage easement; thence with the line of said easement, N. 15-13 E. 78 feet to an iron pin; thence N. 30-17 W. 141.3 feet to an iron pin in the southerly side of Bob White Lane; thence with the southerly side of said Lane, S. 58-28 W. 95 feet to an iron pin, the point of beginning.

This mortgage is junior to the mortgage on said property held by Cameron Brown Company recorded in Mortgage Book 897, page 315, RMC Office for Greenville County, S. C.

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.