

JUL 3 3 23 PM '73
DONNIE S. TANKERSLEY
R.H.C.

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FILE
GREENVILLE CO. S. C.

First Mortgage on Real Estate
JUL 21 3 09 PM '73

DONNIE S. TANKERSLEY MORTGAGE
R.H.C.

1-24-20852
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: BOBBY L. BELL AND ANNIE

RUTH G. BELL

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of THIRTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ----- DOLLARS

(\$ 13,750.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty five years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 the City of Greenville, being known and designated as Lot No. 163 as shown on a plat of Section 1, Pleasant Valley Subdivision, recorded in the RMC Office for Greenville County in Plat Book P, at page 93 and having, such metes and bounds as appear by reference to said plat. The aforesaid lot fronts on the northerly side of Potomac Avenue a distance of 60 feet.

The mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one half of 1% of the principal balance then existing.

METES AND BOUNDS:

Beginning at an iron pin on the northern side of Potomac Avenue at the joint front corner of Lots No. 162 and 163, said pin being 95 feet west from the Northwestern corner of the intersection of Potomac Avenue and Long Hill Street and running thence along the line of Lot No. 162, N. 0-08 W., 160 feet to an iron pin; thence S. 89-52 W., 60 feet to an iron pin; thence S. 89-52 W., 60 feet to an iron pin; thence along the line of Lot No. 164, S. 0-08 E., 160 feet to an iron pin on the northern side of Potomac Avenue; thence along the northern side of Potomac Avenue, N. 89-52 E., 60 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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