

DEC 23 4 26 PM '75

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1356 PAGE 651

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROY E. BELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(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 **Thirty-Five Thousand and No/100**

**Dollars (\$ 35,000.00)** due and payable \$443.37 on or before the 10th day of January, 1976 and a like amount on the 10th day of each month thereafter until January 10, 1978 and balance in full on that date,

with interest thereon from date at the rate of **nine** per centum per annum, to be paid **monthly**

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 Southeast side of Green Avenue, known as Lots number 1,2,3,4,5,6,7, and 8 together with a 25-foot strip of land, according to a plat entitled "Property of Charley Kloeckler" made by Dalton and Neves, January 1937, and being all of Lots number 5,6,7 and 8 (less 10 feet as recorded in Deed Book 92 at Page 360 in the R.M.C. Office for Greenville County, South Carolina) and a portion of Lots number 4 and 9, as shown by a plat entitled "Nelson property", recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book C at Page 6, and having according to the plat of Dalton and Neves, the following metes and bounds:

BEGINNING at an iron pin on the Southeast side of Green Avenue at the corner of property formerly of Beverly Farrow, and running thence S. 68 E. 111.4 feet to a pipe; thence, S. 19-52 W. 140.4 feet to a pipe; thence S. 69-57 E. 143.5 feet to a pipe on the edge of the railroad right of way; thence with the railroad right of way S. 39-49 W. 117.88 feet to a pin; thence N. 61-17 W. 241.3 feet to a pin on the Southeast side of Green Avenue; thence with the Southeast side of Green Avenue N. 25-43 E. 225.6 feet to the point of BEGINNING.

For derivation, see Will of Charley Kloeckler in the Probate Office for Greenville County, South Carolina, Apartment 450, File 11 and Deed Book Volume 72 at page 120, recorded in the R.M.C. Office for Greenville County, South Carolina. Deeds by other parties in interest, namely: Jeanette G. Landgraf, Caroline J. Nelson, and Mary G. Callaghan, are recorded herewith. Subject to all rights-of-way of record.



Together with all and singular rights, members, hereditaments, 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.

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