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BOOK 1497 22

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 3 19 80
DONN...ANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From PHILLIP L DYER and
Recorded on 8-12, 19 75.
See Deed Book # 1022, Page 627
of GREENVILLE County.

WHEREAS,
GEORGE W AND BARBARA D BELL
(hereinafter referred to as Mortgagor) is well and truly indebted unto
FIRST FINANCIAL SERVICES INC D/B/A FAIRLANE FINANCE 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

EIGHT THOUSAND SIX HUNDRED AND FORTY DOLLARS AND NO CENTS Dollars (\$ 8640.00) due and payable
WHEREAS THE FIRST PAYMENT IN THE AMOUNT OF ONE HUNDRED TWENTY DOLLARS AND NO
CENTS (120.00) IS DUE ON 4/04/80 AND EACH ADDITIONAL PAYMENT WILL BE DUE ON
THE FOURTH OF EACH MONTH IN THE AMOUNT OF ONE HUNDRED TWENTY DOLLARS AND
NO CENTS (120.00) UNTIL PAID IN FULL.

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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

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, NEAR THE CITY OF GREENVILLE, BEING KNOWN AND DESIGNATED AS LOT NO 12 CLEARVIEW HEIGHTS AS SHOWN ON PLAT RECORDED IN THE R.M.C OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK P AT PAGE 1 AND AS SHOWN ON A MORE RECENT PLAT ENTITLED "PROPERTY OF GEORGE W BELL JR AND BARBARA D BELL", DATED AUGUST 5, 1975 AND HAVING ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING AT AN IRON PIN ON THE NORTHERN SIDE OF EASTVIEW DRIVE AT THE JOINT FRONT CORNERS OF LOTS NOS. 11 AND 12 AND RUNNING THENCE WITH THE JOINT LINE OF SAID LOTS N 18-04 E 228.7 FEET TO AN IRON PIN ON THE NORTHERN SIDE OF EASTVIEW DRIVE; THENCE WITH THE NORTHERN SIDE OF EASTVIEW DRIVE S 71-38 W 86.2 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS MAKE SUBJECT TO ANY RESTRICTIVE COVENANTS, BUILDING SETBACK LINES, EASEMENTS AND RIGHTS OF WAY AFFECTING THE ABOVE DESCRIBED PROPERTY.

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STATE OF SOUTH CAROLINA
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all 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 hereinsabove 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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