



MORTGAGE

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THIS MORTGAGE is made this 9th day of March, 1981, between the Mortgagor, Larry C. and Betty R. Bell (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Eight Hundred Forty Two and 34/100 (5842.34) Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1986

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

"ALL that certain lot of land lying in the State of South Carolina, County of Greenville, on the Northeastern side of Foster Drive shown on a plat entitled "Property of Louise M. Reeves, a redivision of Lot No. 29 and other property," prepared by Webb Survey and Mapping Company, March, 1967, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 000, at Page 73-B, and being further described according to the said Plat as follows, to-wit:

BEGINNING at an iron pin on the Northeastern side of Foster Drive at the joint front corner lot and other property owned by the Grantor, which point is 175 feet in a Southeasterly direction from the intersection of Foster Drive and New Dunham Bridge Road; running thence North 33-10 East 110 feet to an iron pin; thence North 78-15 East 128.2 feet to an iron pin; thence South 8-45 East 148 feet to an iron pin; thence South 12-35 West 73.3 feet to an iron pin on the Northeastern side of Foster Drive; thence along Foster Drive, North 62-15 West 216.2 feet to the point of BEGINNING."

This is the same property conveyed unto Mortgagors herein by deed of Louise M. Reeves dated April 24, 1967, and recorded in the R.M.C. Office for Greenville County in Deed Book 821, at Page 618.

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which has the address of [Street] [City] (herein "Property Address"); [State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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