

County of Greenville GREENVILLE S.C.

Words Used In This Document

- (A) Mortgage—This document, which is dated July 22, 19 83, will be called the "Mortgage".
- (B) Mortgagor—Larry R. Bell and Loretta J. Bell will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" as to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you", "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is P. O. Box 967, Greenville, SC 29602

- (D) Note—The note, note agreement, or loan agreement signed by Larry R. Bell, Loretta J. Bell and dated July 18, 19 83, will be called the "Note". The Note shows that I have promised to pay Lender
  - \$19,007.64 Dollars plus finance charges or interest at the rate of 12.5 % per year
  - \$19,007.64 Dollars plus a finance charge of 6,677.16 Dollars
 which I have promised to pay in full by August 25, 1988
  - If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
  - (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
  - (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.
- This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of Paul W. Foster" prepared by Webb Surveying & Mapping Company, dated February 13, 1969, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of North Parker Road at the corner of property of J. L. Barrow, which iron pin is located 161.8 feet from the intersection of North Parker Road and View Mont Drive, and running thence with the line of property of J. L. Barrow, N. 74-00 W. 431 feet to an iron pin running thence S. 29-46 W. 343.7 feet to an iron pin; thence running S. 83-33 E. 339.6 feet to an iron pin in the center of North Parker Road, and running thence, with the center of North Parker Road, N. 40-28 E. 431.6 feet to the point of beginning, containing 3.27 acres, more or less.

This is the same property conveyed to the Grantors of this mortgage by the Deed of Paul W. Foster and Deanie B. Foster, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1034 at Page 200. This Deed was recorded on April 5, 1976.

This is the same property conveyed to Paul W. and Deanie Foster by the Deed of Patrick H. Grayson, Jr. as Trustee dated February 19, 1969 as recorded in Deed Book 862 at Page 385 in the RMC Office for Greenville County.

The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
RECORDS AND CLERK  
GREENVILLE  
JUL 22 4 42 PM '83  
DONNIE S. ANDERSON  
RECORDS AND CLERK

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