

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE FILED
SEP 22 1 44 PM '83

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harold L. Bell and Cynthia G. Bell

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Palmetto Bank
300 N. Weston Street
Fountain Inn, S.C.

(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 ~~principal~~ principal sum of Twenty Thousand Six Hundred Nine and 95/100

Dollars (\$20,609.95) due and payable

in eighty four (84) equal monthly payments of Three Hundred Ninety Seven and 70/100 Dollars (\$397.70) each, principal and interest, beginning October 16, 1983, and payments being due on the same day of each month thereafter until paid in full. Interest accrues on ~~the principal sum~~ the principal sum at the rate of 15.00 per centum per annum, to be paid: as stated above and in the said promissory note.

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, near the Town of Simpsonville, containing 4.06 acres, bounded on the north by property now or formerly of Standing Springs Baptist Church, on the east by an unnamed 50 foot road, on the south by property now or formerly of Dean Mullinax, and on the west by property now or formerly of Ruby Margaret Knight, and according to a plat entitled "Property of Harold Bell" by Jones Engineering Service, dated January 3, 1973, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on a 50 foot road, joint front corner of property of Dean Mullinax and Harold Bell, which pin is 843.5 feet from Stenhouse Road and running thence N.74-23W., 522.6 feet to an iron pin; thence N.14-15E., 218.3 feet to an iron pin; thence along the line of property of Standing Springs Baptist Church, N.73-24E., 466 feet to an iron pin on the western side of an unnamed 50 foot road; thence with said road, the following courses and distances: S.10-35E., 265 feet to an iron pin; thence S.11-25W., 158.6 feet to an iron pin and S.15-37W., 63.2 feet to an iron pin, the point of beginning, together with an easement for ingress and egress to the subject property over a 50 foot road leading to Stenhouse Road. Said 50 foot road is located on the eastern boundary of the subject property. The above mentioned plat is recorded in the RMC Office for Greenville County, S.C., in Plat Book 5M, at page 64.

This being the same property conveyed to the mortgagors herein by deed of Jimmy C. Langston on June 12, 1975. Said deed was recorded on June 16, 1975, in the RMC Office for Greenville County, S.C., in Deed Book 1019, at page 883.

This mortgage is junior and subordinate in lien to that mortgage given by the mortgagors herein to The Federal Land Bank of Columbia on June 12, 1975. Said mortgage was in the original amount of \$32,500.00 and was recorded in the RMC Office for Greenville County, S.C., on June 16, 1975, in Real Estate Mortgage Book 1341, at page 751.

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 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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