

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
REC S.C.
3 12 1983
DUNN
R.A.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Phyllis G. Caswell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Douglas G. & Barbara M. Bell

(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 Four Thousand and No/100 (\$4,000.00)-----

Dollars (\$ 4,000.00) due and payable

with interest thereon from 12/20/83 at the rate of 10.0 per centum per annum, to be paid:

per terms of note of even date

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

p/c ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being shown and designated as Lot 10 on plat of Pine Brook Extension recorded in Plat Book W at page 73 and on a more recent plat of Property of Douglas C. Bell and Barbara M. Bell prepared by Carolina Surveying and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern edge of Cardinal Drive at the joint front corner of Lots 10 and 11 and running thence with Cardinal Drive S. 25-50 E. 90 feet to an iron pin at joint front corner of lots 9 and 10; thence with the joint line of lots 9 and 10 S. 68-09 W. 140.4 feet to an iron pin; thence N. 25-50 W. 90 feet to an iron pin at joint rear corner of lots 10 and 11; thence with the joint line of lots 10 and 11 N. 68-04 E. 140.4 feet to the point of beginning.

This is the same property conveyed to the mortgageor herein by deed of Douglas G. & Barbara M. Bell dated December 20, 1983 and recorded in the REC office for Greenville County in Deed book 1222 at page 804.

This mortgage is second and junior in lien to that certain mortgage to First Federal Savings & Loan Association of Greenville, S.C. dated 12/28/79 and recorded in the REC Office for Greenville County in Mortgage Book 1492 at page 188.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 01.60

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 Mortgagee 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 Mortgagee 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.