

FILED
GREENVILLE CO. S. C.
DEC 30 10 22 AM '75
DONNIE S. TANKERSLEY
R.M.C.

1356 896

MORTGAGE

THIS MORTGAGE is made this 29th day of December, 1975, between the Mortgagor, Aaron S. Bell and Stella J. Bell (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 1975 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2001;

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, piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 48 of a subdivision known as River Downs according to a plat thereof prepared by Piedmont Engineers, Architects and Planners dated July 17, 1974 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at pages 75 and 76 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hackney Road at the joint front corner of Lots Nos. 47 and 48 and running thence with the joint line of said lots, S. 51-41 W. 190.38 feet to an iron pin at the joint corner of Lots 47, 48, 59 and 45; thence with line of Lots 48 and 59, S. 26-03 W. 127 feet to an iron pin at the joint rear corner of Lots 48 and 49; thence with the joint line of said lots, S. 54-54 W. 177.08 feet to an iron pin on the northwestern side of Hackney Road at the joint front corner of Lots 48 and 49; thence with the northwestern side of Hackney Road, N. 29-00 E. 40 feet to an iron pin; thence continuing with the northwestern side of Hackney Road, N. 33-00 E. 75 feet to the point of beginning.



which has the address of Greer (City)
South Carolina (State and Zip Code) (herein "Property Address");

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 seized 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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