MORTGAGE OF REAL ESTATE

2008 1369 FACE 189

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bobby Lynn Bell and Kathy S. Bell

(hereinafter referred to as Mortgagor) is well and truty Indebted unto Joseph M. Snipes

Seventy-Five and 00/100 (\$75.00) Dollars per month, due and payable on the 1st day of each month, the first such payment being due on March 1, 1976, and a like amount on the first day of each succeeding month thereafter until paid in full; with no interest.

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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 aforesare Sebt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagoe in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of those presents, the receipt whereat is hereby acknowledged, has grattled, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and essigns:

"All the certain piece, parcel or let of land, with all improve-mosts thereon, or bereafter constructed thereon, situate, lying and being in the State of South Caroline, County of Greenville, on the southern side of Old Grove Road, being known on a plat entitled "Property of Bobby Lynn Bell and Kathy S. Bell" made by Jones Engineering Service, October 4, 1973, which Plat is being recorded simultaneously herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Old Grove Road, and running thence S. 15-30 E. 440 feet to an iron pin; thence N. 87-30 W. 98 feet to an iron pin; thence N. 11-45 E. 215 feet to an iron pin; thence N. 10-51 E. 188.2 feet to an iron pin on the southern side of Old Grove Road; thence with the southern side of Old Grove Road, S. 80-33 W. 140 feet to the point of beginning.

Payments on this mortgage are to be paid only until the death of the mortgagee. At the death of the mortgagee, this mortgage shall be deemed paid and satisfied in full.



Together with all and singular rights, members, herditaments, and appurtenences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 horsto that all such 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 hereinshove 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 Mortgagor further covenants to warrant and forever defend all and singular the same or any part thereof.

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