

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

NOV 2 4 45 PM '78

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNE S. TANKERSLEY
R.M.C.

WHEREAS, LOUISE G. BELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 Seven Thousand Six Hundred Seventy Seven and 00/100

Dollars (\$ 7,677.00) due and payable

in accordance with terms of note of even date herewith

including
/with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly

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, being known and designated as Lot No. 44 of Blue Mountain Park, fronting 100 feet on Blue Mountain Drive. Said lot, according to plat of Blue Mountain Park, recorded in the R.M.C. Office for Greenville County in Plat Book EE, Page 121, being described as follows:

BEGINNING at an iron pin on Blue Mountain Drive, joint front corner of Lots 43 and 44, and running thence along the joint line of said lots S. 0-10 E., 160 feet to an iron pin joint rear corner of said lots; thence S. 89-50 W., 100 feet to an iron pin, joint rear corner of lots 44 and 45; thence along the joint line of said lots N. 0-10 W., 160 feet to an iron pin on Blue Mountain Drive, joint front corner of Lots 44 and 45; thence N. 89-50 E., 100 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of L. A. Bell recorded in the R.M.C. Office for Greenville County on September 22, 1959, in Deed Book 634, Page 459.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
NOV 2 1978
\$ 03.68
R. 112:5

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.

1569

250 AS

4328 RV-23

0.048