

Loan # 11139

FILED  
GREENVILLE CO. S.C.

MORTGAGE

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THIS MORTGAGE is made this 2nd day of March 1984, between the Mortgagor, Fred C. Bell and Linda I. Bell (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND FIVE HUNDRED (\$20,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1999

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 and County aforesaid, in Austin Township, on the North side of Circle Road, containing six and 25/100 (6.25) acres, more or less, as shown on plat of property of Fred C. Bell and Linda I. Bell prepared by Dalton & Neves, Engineers, dated May, 1969, which plat is recorded in the R.M.C. Office for said County in Plat Book UUU at page 75B, and being more particularly described according to said plat as follows: Beginning at a nail and cap in Circle Road, joint front corner with property owned now or formerly by Viron N. and Shirley M. Watson, and running thence with said Circle Road S. 69-50 W. 201.8 feet to a nail and cap in said Circle Road, joint front corner with property owned now or formerly by Eunice Irene Burrell Steading; thence with the line of said Steading property N. 2-31 W. 1381.4 feet to an iron pin at branch (iron pin on line at 20 feet); thence with said branch, the branch being the line, to a point in said branch, the traverse line of which is N. 54-43 E. 228.7 feet to an iron pin at branch; thence S. 2-31 E. 1443 feet to the point of beginning (iron pin on line at 10 feet and back on line at 25 feet). For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to the Mortgagors herein by Eunice Irene Burrell Steading by deed recorded in said Office on May 23, 1969, in Deed Book 868 at page 389.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
\$ 08.20

which has the address of [Street] [City] S. C. (herein "Property Address"); [State and Zip Code]

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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