OREENVILLE CHORTGAGE OF REAL ESTATE

MAN 28 TO WILL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARISWORTH

OLLIE FARISWORTH

WHEREAS, ---- Roy B. Bell ---

(hereinafter referred to as Mortgagor) is well and truly indebted unto --- Wade H. Dennis and Mary Frances
Dennis---

(hereinafter referred to as Mortgages) as evidenced by the Mortgagor's promisegry gots of even date herewith, the terms of which are incorporated herein by reference, in the sum of "FILTERN THOUSAND AND NO/100 are necessarily to the sum of "FILTERN THOUSAND AND TO THE PROPERTY OF THE P

on or before April 30, 1977, repayable in monthly installments of \$204.51, the first payment being due on M ay 1, 1969 and an equivalent amount on the first day of each succeeding month thereafter until the balance due hereunder shall have been paid in full with power in the maker hereof to anticipate and pay off the whole of any part hereunder at any time prior to maturity.

with interest thereon from date at the rate of -88Ven--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 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 Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has a considerable, and by these presents does grant, bargain, sell and release unto the Mortgagoe, the considerable can be signs:

"THOCHEDEXICATION HEROCHED CHARLED BY THE PRODUCT AND THE PR

All that piece, parcel or lot of land, with the improvements thereon situate, lying and being on the eastern side of Trails End in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot 33 and the northern one-half of Lot 32 of Cleveland Forest as shown on a plat entitled "Map of Cleveland Forest, Greenville, S. C." made by Dalton & Neves, May, 1940 as recorded in the R.M.C. Office for Greenville County in Plat Book "M" at pages 56 and 57, revised through October, 1949, and having, according to said plat and also to more recent plat entitled "Property of W. D. Yarborough, Greenville, S. C.", made by Dalton and Neves, August, 1952, the following metes and bounds to wit:

BEGINNING at an iron pin on the Bastern side of Trails End at the joint front corner of Lots 33 and 85, and running thence along the common line or said two lors, N. 64-35 B. 177 feet to an iron pin on the western side of Nichol Town Road; thence along the west side of Nichol Town Road, S. 24-10 B. 117.5 feet to an iron pin in the rear line of Lot 32; thence through the center of Lot 32, S. /3-25 W. 182.7 feet to an iron pin on the eastern side of Trails End; thence along the eastern side of Trails End along a curved line, the chord of which is N. 14-11 W. 30 feet to an iron pin on the joint front corner of Lots 32 and 33; thence continuing along the eastern side of Trails End, N. 24 W. 10.3 feet to an iron pin; thence still with the eastern side of Trails End N. 25-25 W. 49.7 feet to the point of beginning.

The above described property is subject to existing easements, rights or way and reservations as well as protective covenants recorded in the said R.M.C. Office in Deed Vol. K at Pages 47 and 90. Said property is further restricted as shown in deed from the First National Bank of Greenville, South Carolina and Alice Burnett Cleveland as Executors of the Estate of W. C. Cleveland, deceased to Holland Construction Company, Inc. dated October 25, 1951 as recorded in the said R.M.C. Office in Deed Vol. 445 at Page 136.

Together with all and singular rights, members, herditaments, and appurtenances 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 hereto 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 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.