847-6798

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED MAR 18 1964 Mrs. Ollie Farnsworth R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 952 PAGE 407

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James E. Bell and Ruth D. Bell,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Carolina Mortgage 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

Three Thousand Six Hundred Ninety-Six and 74/100---------- Dollars ($ 3,696.74) due and payable

Due and payable at the rate of $71.40 per month for 60 months beginning April 15, 1964 and continuing thereafter until paid in full; payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of six 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 on the southern side of Washington Loop and being known and designated as Lot No. 36 and part of Lot No. 35 on plat of Washington Heights, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book "M", Page 107 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap on a southern corner in Washington Loop and running thence with the southeastern side of Washington Loop S. 57-43 W. 135 feet to an iron pin; thence S. 34-00 E. 80 feet to an iron pin in the rear line of Lot No. 35; thence through said lot in a new line N. 56-00 E. 153.7 feet to an iron pin on the southwestern side of Washington Loop; thence with the southwestern side of said Washington Loop, N. 47-15 W. 80 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed dated December 7, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 640, Page 176.

This is a second mortgage being junior in lien to that certain mortgage given to Independent Life & Accident Insurance Company of Jacksonville dated December 7, 1959 in the original amount of $5,000.00 and being recorded in the R. M. C. Office for Greenville County in Mortgage Book 810, Page 309.

ALSO, the following chattels:

One 1955 Pontiac, Serial No. E 32638 - W755H10 868
One 1957 Pontiac, Serial No. E 33397 - A857H3269

STATE OF SOUTH CAROLINA)
) ASSIGNMENT
COUNTY OF GREENVILLE)

FOR VALUE RECEIVED, the undersigned hereby assigns, transfers and sets over unto North American Acceptance Corporation the within mortgage and the note which it secures, without recourse.

In the presence of:

D. B. Bruing

Ruth R. Painter

FIRST CAROLINA MORTGAGE COMPANY

BY Daniel B. Thomas

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 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

See back of this page for satisfaction —