

LEATHERWOOD WALKER TOWN & COUNTY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Alfred N. Bell, Jr. and Carol Ann G. Bell

hereinafter referred to as Mortgagee) is well and truly indebted unto Davis Electrical Constructors, Inc.

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty Thousand and No/100ths

Dollars \$ 20,000.00 due and payable

120 days from date

with interest thereon from date at the rate of seven per centum per annum, to be paid at maturity

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, utility assessments, repairs, or for any other purposes;

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 northern side of Fredricksburg Drive, near the City of Greenville, being shown as Lot 60 on a plat of Section 2, Pelham Estates, recorded in Plat Book PPP, Page 119 and described as follows:

Beginning at an iron pin on the northern side of Fredricksburg Drive at the corner of Lot 59 and running thence with the northern side of said Drive N. 77-27 W. 113 feet and N. 76-23 W. 70 feet to an iron pin at the corner of Lot 52; thence with the lines of Lots 52 and 53 N. 24-12 E. 245.5 feet to an iron pin at the corner of Lot 56; thence with the line of said lot S. 68-23 E. 165.3 feet to an iron pin in the line of Lot 58; thence with the line of said lot S. 23-24 W. 31.6 feet to an iron pin at the corner of lot 59; thence with the line of said lot S. 19-52 W. 186 feet to the beginning corner.

The above described property is the same conveyed to the mortgagors by deed of J. Deane Harrison of even date and recorded herewith in the RMC Office for Greenville County.

It is understood and agreed between the parties that this mortgage is junior in lien to that certain mortgage heretofore given by the mortgagors to First Federal Savings and Loan Association in the amount of \$43,000.00 said mortgage being dated of even date.

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20,000.00

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, it and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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