

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, David B. Welborn and Betty F. Welborn,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Motor Contract Company of Greenville, Inc.

(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 Four Hundred Fourteen and No/100-----Dollars (\$ 3,414.00) due and payable

Due and payable \$56.90 per month for 60 months beginning August 22, 1964, and continuing thereafter until paid in full.

maturity on demand
with interest thereon from ~~xxxx~~ at the rate of six per centum per annum, to be paid

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, Paris Mountain Township, containing 1.06 acres, more or less, and shown as the property of David B. and Betty F. Welborn on plat thereof made by J. C. Hill, September 19, 1958, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Sulphur Springs Road at the corner of property now or formerly belonging to Duncan and running thence with the eastern side of Sulphur Springs Road, S. 21-30 W. 100 feet to an iron pin; thence S. 72-15 E. 350 feet to an iron pin; thence N. 21-30 E. 175.1 feet to an iron pin; thence N. 84-30 W. 362.3 feet to an iron pin, the beginning corner, being the same property conveyed to us by Herbert M. Farr by his deed dated September 22, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Book 609, at Page 80.

This is a second mortgage, subject to that first mortgage given by the mortgagors to First Federal Savings & Loan Association dated November 21, 1958 in the original amount of \$9,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 766, Page 321.

ALSO, All that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, containing 3.13 acres, more or less, and having, according to plat of the property of David B. and Betty F. Welborn dated July 2, 1963 prepared by J. C. Hill and recorded in the R. M. C. Office for Greenville County in Plat Book "DDD", Page 147, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the line of property, now or formerly of Duncan, which iron pin is 362.3 feet S. 84-30 E. from Sulphur Springs Road and running thence with the Duncan property S. 84-30 E. 369.9 feet to an iron pin in line of property of Herbert M. Farr; thence with the Farr line S. 8-30 E. 360.6 feet to an iron pin; thence S. 86-30 W. 150 feet to an iron pin in property, now or formerly of Tucker; thence with the Tucker line N. 51-00 W. 443.5 feet to an iron pin in other property of the mortgagors; thence N. 21-30 E. 175.1 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by deed dated July 23, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 728, Page 282.

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.

*For Agreement for Purchase & Extension of Term see R. M. C. Book 1156 Page 659.
The Commission in R. M. C. Office & Extension See R. M. C. Book 1191 Page 435*

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 36 PAGE 758

SATISFIED AND CANCELLED OF RECORD
4 DAY OF March 1976
W. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:15 O'CLOCK a. M. NO. 22357