

GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA

AUG 18 10 50 AM '69

BOOK 1134 PAGE 343

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, TOMMY WELLONS and DOROTHY WELLONS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CECILA ANNE HILL

(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 and no/100-----

-----Dollars (\$3,000.00) due and payable in sixty (60) monthly installments, consisting of Sixty and 83/100 (\$60.83) Dollars each, commencing on September 1, 1969 then continuing each month thereafter until paid in full.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually

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, City of Greenville, on the North side of Camille Avenue, being shown as Lot No. 16 on plat of Estate of T. Q. Donaldson, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book H, Page 284 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on northern side of Camille Avenue at joint front corner of Lots Nos. 15 and 16, and running thence along the line of Lot No. 15, N 5-09 E 160 feet to an iron pin; thence N 84-51 W 71 feet to an iron pin; thence with the line of Lot No. 17, S 5-09 W 160 feet to an iron pin on the northern side of Camille Avenue; thence along Camille Avenue S 84-51 E 71 feet to the beginning corner.

This mortgage is subject to that mortgage given to Cameron-Brown Company, and recorded in Mortgage Book 938 at Page 267.

Together with all and singular rights, members, hereditaments, 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 whosoever lawfully claiming the same or any part thereof.