

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } **GREENWELL RILEY, Attorneys at Law, Greenville, S. C.**
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DOONIE S. TANKERSLEY
R.M.C.

WHEREAS, **WILLIAM J. WELLMON AND MARY M. WELLMON**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **GLYNN A. LINDSEY**

(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

-----**ONE THOUSAND AND NO/100**----- Dollars (**\$ 1,000.00**) due and payable

Three (3) years from date

with interest thereon from date at the rate of **eight (8%)** centum per annum, to be paid: in two (2) equal annual installments of **\$333.33** plus interest with a final payment of **\$333.34** plus interest, the first installment due **July 26, 1975.**

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**, being known and designated as **Lot No. 73**, on Plat of Section 2 of **Avondale Forest**, which is recorded in the **R.M.C. Office for Greenville County, S. C.**, in Plat Book **BBB**, Page **37**, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of **Pryor Road** joint front corner of **Lots 72 and 73** and running thence along **Pryor Road N. 49-47 E.**, 90 feet to an iron pin; thence **S. 40-17 E.**, 169.3 feet to an iron pin; thence **S. 49-15 W.**, 63.7 feet to a point; thence **S. 49-48 W.**, 22.4 feet to an iron pin joint rear corner of **Lots 72 and 73**; thence **N. 40-47 W.**, 170 feet to an iron pin on **Pryor Road**, thepoint of beginning.

This mortgage is second and junior in lien to that mortgage in favor of **First Federal Savings and Loan Association** in the original amount of **\$30,600.00.**



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 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.

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