



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

# MORTGAGE

(Direct)

This mortgage made and entered into this 2nd day of October 19 74, by and between ARTHUR MARCHANT WELLING, d/b/a THE WELLINGWOOD COLLECTION and SANDRA W. WELLING (hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 1801 Assembly Street, Columbia, South Carolina.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of GREENVILLE  
State of SOUTH CAROLINA :

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, known and designated as Lot No. 7, Section 1, on a plat of Brookwood Forest recorded in Plat Book XX at page 97, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Carriage Lane, joint corner with Lot No. 7 and 8 and running thence N. 78-30 W. 150.2 feet to an iron pin; thence S. 5-47 W. 126 feet to an iron pin on the northern side of Holburn Lane; thence along the northern side of Holburn Lane, S. 89-05 E. 115 feet to an iron pin; thence along the curve of the intersection of Holburn Lane and Carriage Lane (the chord being N. 51-12 E. 38.5 feet) to an iron pin on Carriage Lane; thence along Carriage Lane, N. 11-30 E. 75 feet to the point of beginning.

This is the identical property conveyed to Mortgagor by First Provident Corporation of South Carolina and recorded in Book 1223 at Page 287 in Greenville County records.

This mortgage is given subject to an existing lien in the approximate amount of \$17,500.00 to First Provident, Florence, South Carolina.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated October 2, 1974, in the principal sum of \$19,500.00, signed by Arthur Marchant Welling, Individually and d/b/a ~~Arthur Marchant Welling~~ The Wellingwood Collection and Sandra J. Welling.

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