

State of South Carolina

1333 849

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Charles H. Welch and Nancy F.

welch, hereinafter called the Mortgagor(s). SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by their certain promissory note in writing, of even date with these Presents, are well and truly indebted to Fred L. Crow

hereinafter called Mortgagee, in the full and just sum of

- - THREE THOUSAND TWO HUNDRED FORTY-NINE AND 87/100 (\$3,249.87) - - DOLLARS, to be paid in monthly installments of FORTY AND XC/100 (\$40.60) DOLLARS each,

commencing on the first day of March, 1975, and on the first day of each

succeeding month thereafter until principal and interest are paid in full, with interest thereon from date at the rate of nine (9) per centum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee, and his heirs and assigns:

All that lot of land in the State of South Carolina, County of Greenville, near the City of Greer, being known and designated as Lot No. 144 on a plat of Belmont Heights, Section No. 3, dated October 23, 1969, and recorded in Plat Book 4-F at page 29, in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Windsor Road, joint front corner of Lots 144 and 145, and running thence with the line of Lot No. 145, N. 70-46 W. 307 feet to an iron pin; thence N. 26-36 E. 120.8 feet to an iron pin at the rear corner of Lot No. 143; thence along the line of Lot No. 143, S. 70-46 E. 307.2 feet to an iron pin on the westerly edge of Windsor Road; thence with the edge of said road S. 27-08 W. 121 feet to the point of beginning.

This property is subject to all the restrictive covenants and reservations contained in an instrument of record in Deed Book 660 at page 131, with the amendment that the ground floor area of the main structure of any dwelling constructed on such property, exclusive of one story open porches and garages, shall not contain less than 2,000 square feet for a one-story dwelling. This property is further subject to any rights of way or easements affecting same.

In the event that Windsor Road is ever extended and/or the temporary cul-de-sac as shown on the aforesaid plat is abandoned, then such portion of the aforesaid temporary cul-de-sac as is contained within the boundaries of the lot described herein shall become vested absolutely in the owner of the aforesaid Lot No. 144.

This being the same property conveyed to mortgagors in Deed Book 911 at page 208, R.M.C. Office for Greenville County.



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