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MORTGAGE

THIS MORTGAGE is made this _____ day of _____, 1975, between the Mortgagor, **W. A. Welborn** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of - - - - - **TWENTY-THREE THOUSAND AND NO/100 (\$23,000.00)** - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated _____ (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of **Greenville** State of South Carolina: **Chick Springs Township, and being Lot No. 94 and all improvements thereon, on the southern side of Chestnut Avenue, on plat of BURGESS HILLS, recorded in the R.M.C. Office in Plat Book Y, pages 96-97, and having the following courses and distances, to-wit:**

BEGINNING at the joint front corner of Lots Nos. 95 and 94 on said Chestnut Avenue; thence with said avenue N. 60-44 W. 100 feet to the corner of Lot No. 93; thence dividing Lots Nos. 94 and 93, S. 29-16 W. 180 feet to a point on the line of Lot No. 87; thence with the rear line of Lots Nos. 87 and 86, S. 60-44 E. 100 feet to the corner of Lot No. 95; thence as dividing line of Lots Nos. 94 and 95, N. 29-16 E. 180 feet to the beginning corner; and bounded northeasterly by Chestnut Avenue; southeasterly by Lot No. 95; southwesterly by Lot No. 86 and northwesterly by Lot No. 93.

This being the same property conveyed to mortgagor by deed of John D. McClimon recorded in Deed Book 724 at page 180, R.M.C. Office for Greenville County.



which has the address of **207 Chestnut Avenue, Burgess Hills, Greer,** (Street) (City)
South Carolina 29651 (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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