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GREENVILLE CO. S. C.

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DONNIE S. TANNERSLEY

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CURTIS D. WELBORN AND CAROLYN L. WELBORN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 FORTY THOUSAND AND 00/100-----

DOLLARS (\$ 40,000.00), with interest thereon from date at the rate of NINE (9%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

March 1, 2001

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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. 40, Section no. 2 of Westcliffe Subdivision, as shown on a plat thereof, prepared by Piedmont Engineers and Architects, dated December 11, 1963, revised September 24, 1965, and recorded in the RMC Office for Greenville County in plat book JJJ, pages 72, 73, 74 and 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sunderland Court and running thence along the joint line of lots 40 and 41, S. 74-55 W., 110.9 feet to an iron pin; thence along the joint line of lots 40 and 42, N. 16-14 W., 150.0 feet to an iron pin; thence running along the joint line of lot no. 40, and lot no. 198, N. 70-50 E., 214.1 feet to an iron pin; thence running along the western edge of Sunderland Court, S. 28-50 W., 35.0 feet to an iron pin, being the point of beginning.



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