

SOUTH CAROLINA  
 FHA FORM NO. 2175M  
 (Rev. September 1972)

**MORTGAGE**

This form is used only in connection with mortgages insured under the new FHA-insured program of the National Housing Act.

MAY 2 1976

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William Amos Welch, Jr. and Martha Young Welch of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

C. W. Haynes and Company, Incorporated

a corporation organized and existing under the laws of the State of South Carolina hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty-two Thousand Two Hundred and no/100-----Dollars (\$ 22,200.00 ), with interest from date at the rate of eight and one-half per centum ( 8 1/2 %) per annum until paid, said principal and interest being payable at the office of C. W. Haynes and Company, Incorporated in Columbia, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Seventy and 72/100-----Dollars (\$ 170.72 ), commencing on the first day of July, 19 76, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of June 2006

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville State of South Carolina:

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 shown and designated as Lot 8, on plat of Valleybrook Subdivision, prepared by R. B. Bruce, RLS, dated November 24, 1971, recorded in the RMC Office for Greenville County in Plat Book 4-N, at Page 60, and being described according to said plat, more particularly, to-wit:

Beginning at an iron pin at the joint front corner of Lots 7 and 8 on the eastern side of Deer Creek Drive and running thence with the common line of said lots S. 65-49 E 130 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot 8 S. 24-11 W. 75 feet to an iron pin at the joint rear corner of Lots 8 and 9; thence along the common line of said lots N. 65-49 W. 130 feet to an iron pin at the joint front corner of said lots on the eastern side of Deer Creek Drive; thence along said Drive N. 24-11 E. 75 feet to the point of beginning.

This is a purchase money mortgage given for the purpose of securing the unpaid portion of the purchase price of the above described property.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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