

GREENVILLE CO. S. C.

BOOK 1413 PAGE 548

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 21 1 24 PM '77

MORTGAGE OF REAL ESTATE

DONNIE C. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sandra J. Welling
hereinafter referred to as Mortgagor) is well and truly indebted unto James E. Wright

(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 Two Thousand Five Hundred and No/100----- Dollars (\$ 2,500.00) due and payable on or before ninety (90) days from date with no interest.

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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 purposes:

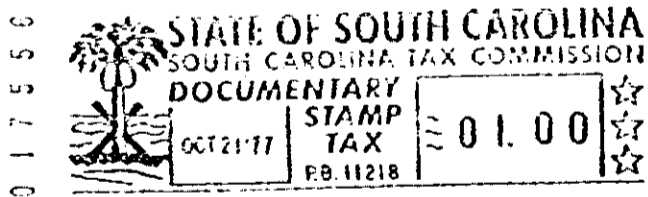
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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, on the western side of Thompson Road and being shown and designated as a 4.0 acre tract on a plat entitled "Property of Sandra J. Welling", prepared by J. L. Montgomery, II, Surveyor, dated October 20, 1977 and recorded in the RMC Office for Greenville County in Plat Book 61 at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Thompson Road, joint front corner of the within described property and that now or formerly of Skinner and running thence N.45-30 W. 400.0 feet to an iron pin; running thence S.19-48 W. 424.98 feet to an iron pin at the joint rear corner of the within described property and that now or formerly of Bramlett' running thence S.52-02 E. 500.03 feet to an iron pin on the western side of Thompson Road; running thence along the western side of Thompson Road, N.18-59 E. 77.33 feet to an iron pin; running thence N.09-07 E. 123.69 feet to an iron pin; running thence N.02-25 W. 232.18 feet to an iron pin, the point of beginning.

This is the same property as that conveyed to the Mortgagor herein by deed from James E. Wright recorded in the RMC Office for Greenville County on October 21, 1977.

The mailing address of the Mortgagee herein is 315 N.Main Street, Simpsonville, S. C.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

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

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