

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

FILED
 S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 27 PH '81

WHEREAS, ^{SONN} Charles Ronald ^{WELLS} WELLS and Susan Hoover Welch

(hereinafter referred to as Mortgagor) is well and truly indebted unto First-Citizens Bank and Trust Company
 P.O. Box 3028, Greenville, SC 29602

(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 Sixteen Thousand Six Hundred Forty and 40/100ths
 ----- Dollars (\$ 16,640.40), due and payable

as set forth by note of mortgagor of even date

with interest thereon from date at the rate of ^{per note} per centum per annum, to be paid per note

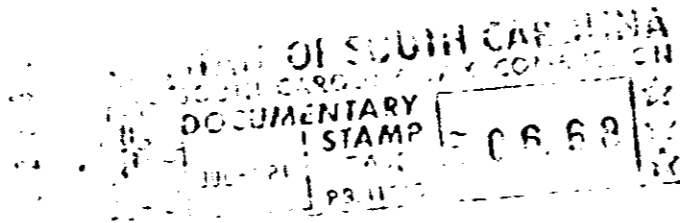
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or
 for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 as-
 signs:

"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 Northwestern side of
 West Georgia Road, being shown as a portion of Tax Map Number 574.2-
 1-34 and being a portion of Lot 2, containing 3.81 acres, on a plat
 of Standing Springs Subdivision, Section II, dated May 15, 1970,
 prepared by C. O. Riddle, recorded in Plat Book 4F at Page 31 in
 the RMC Office for Greenville County and having according to said
 plat, the following metes and bounds, to-wit:

BEGINNING at a point, in or near the center of West Georgia Road
 which point is N. 39-51 E. of a nail in the road at the joint
 front corner with Lots 1 and 2 and running thence N. 32-13 W.,
 253.63 feet to a point thence N. 86-37 W., 186.7 feet to an
 iron pin; thence N. 56-01 W., 247.1 feet to an iron pin; thence
 N. 39-51 E., 268.3 feet to an iron pin at the joint rear corner
 of Lots 2 and 3; thence with Lot 3, S. 50-09 W., 616.1 feet to
 an iron pin, near the center of West Georgie Road; thence with
 said road, S. 39-51 W., 275 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors by deed of
 Milford D. Kelly and Peggy W. Kelly of even date, to be recorded
 herewith.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
 pertaining, and of all 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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