

WHEREAS, Charles Ronald Welch and Susan Hoover Welch

(hereinafter referred to as Mortgagor) is well and truly indebted unto Milford D. Kelly and Peggy W. Kelly  
P.O. Box 174, Simpsonville, S.C. 29681

(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 THREE THOUSAND FIVE HUNDRED AND NO/100ths-----  
-----Dollars (\$3,500.00 ) 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 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 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., 235.63 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 Georgia 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. and Peggy W. Kelly of even date to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage between Charles Ronald Welch and Susan Hoover Welch to First-Citizens Bank and Trust Company as recorded in the RMC Office for Greenville County in Mortgage Book 1546 at Page 242.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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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