

First Federal Savings & Loan  
P.O. Box 403  
Greenville, South Carolina 29602

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**MORTGAGE**

090-326663-3

THIS MORTGAGE is made this 23rd day of March,  
19 84, between the Mortgagor, David B. Welborn and Betty F. Welborn  
, (herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of  
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein  
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$21,844.26 Twenty One Thousand  
Eight Hundred Forty Four and 26/100-- Dollars, which indebtedness is evidenced by Borrower's  
note dated March 23, 1984, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 31,  
1994.....;

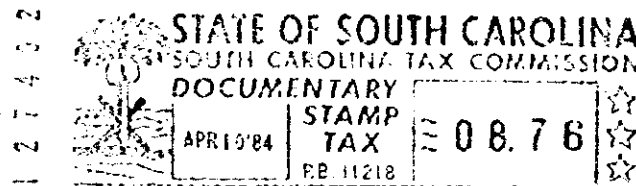
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest  
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect  
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein  
contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by  
Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage,  
grant and convey to Lender and Lender's successors and assigns the following described property located  
in the County of GREENVILLE, State of South Carolina.

All that certain piece, parcel, or lot of land, with all improvements thereon, or  
hereafter to be constructed thereon, situate, lying and being in the State of South  
Carolina, County of Greenville, Paris Mountain Township, containing 1.06 acres, more  
or less, as shown as the property of David B. and Betty F. Welborn, on plat thereof  
made by J. C. Hill, September 19, 1958, and having, according to said plat, the  
following metes and bounds, to-wit:

BEGINNING at a pin on the eastern side of Sulphur Springs Road at the corner of  
property now or formerly belonging to Duncan and running thence with the eastern side  
of Sulphur Springs Road, S. 21-30 W. 100 feet to an iron pin; thence S. 72-15 E. 350  
feet to an iron pin; thence N. 21-30 E. 175.1 feet to an iron pin; thence N. 84-30  
E. 362.3 feet to an iron pin, the beginning corner.

This is the same property conveyed to the mortgagor by deed of Herbert M. Farr  
in the RMC Office for Greenville County and recorded on September 22, 1958, in Deed  
Book 609 at Page 80.

This is a second mortgage and is Junior in Lien to that mortgage executed by David  
B. and Betty F. Welborn to First Federal of South Carolina in RMC Office for  
Greenville County on February 7, 1977, in book 1388 at page 739.



which has the address of 611 Sulphur Springs Road Greenville,  
(Street) (City)  
South Carolina 29611 (herein "Property Address");  
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all  
the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,  
rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and  
all fixtures now or hereafter attached to the property, all of which, including replacements and additions  
thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the  
foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein  
referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to  
mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will  
warrant and defend generally the title to the Property against all claims and demands, subject to any  
declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance  
policy insuring Lender's interest in the Property.

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