

29651 FILED GREENVILLE CO. S. C.

USI—FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: That we, Robert D. Welborn and May J. Welborn (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

--- FIVE THOUSAND TWO HUNDRED --- DOLLARS (\$ 5,200.00 ), with interest thereon from date at the rate of Eight and one-half per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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 eastern side of Donington Drive, being shown and designated as Lot 53 on a Plat of KINGSGATE, recorded in the RMC Office for Greenville County in Plat Book WWW, at Pages 44 and 45, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Donington Drive at the joint front corner of Lots 52 and 53, and running with the common line of said Lots, N 75-15 E, 190.0 feet to an iron pin; thence S 14-51 E, 125.0 feet to an iron pin at the joint rear corner of Lots 53 and 54; thence with the common line of said Lots, S 75-15 W, 190.2 feet to an iron pin on the eastern side of Donington Drive; thence with the eastern side of Donington Drive the following courses and distances: N 12-30 E, 5.6 feet to an iron pin; thence N 14-51 E, 119.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Jack E. Shaw Builders, Inc., recorded September 2, 1975, in Deed Book 1023, at Page 563.

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 any other equipment or 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.

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