

MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

JAN 16 12 17 PM 1968

BOOK 1081 PAGE 629

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

CLERK OF COURTS  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, J. F. Welborn and J. F. Welborn, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank of Charleston, its successors and assigns forever:

(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 -----

Fifteen Thousand Five Hundred and No/100----- Dollars (\$ 15,500.00 ) due and payable \$250.00 on principal on the 1st day of each and every month, commencing February 1, 1968 for a period of 12 months; and thereafter due and payable \$500.00 on the 1st day of each and every month, commencing February 1, 1969, until paid in full,

with interest thereon from date at the rate of 6 3/4 per centum per annum, to be paid: monthly

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

All those pieces, parcels or lots of land consisting of two tracts containing a total of 3.10 acres, more or less, with the buildings and improvements thereon, lying west of the City of Greenville and being in the County of Greenville, State of South Carolina, on the south side of Pendleton Road (formerly Pickens Road) and being bounded on the east by Lot No. 5 of Woodville Heights, on the north by Pendleton Road, on the south by track of Southern Railway, and said property comes to a point on the west side where said Pendleton Road and the right of way of Southern Railway join.

The above is the same property conveyed to the mortgagors by deed recorded in Deed Book 713, at Page 549. The above property is described in said deed as a tract of 1.10 acres, more or less, and a tract containing 2 acres, more or less. The above description is a composite description of both of said tracts.

This is a second mortgage, being junior in lien to a first mortgage to The South Carolina National Bank of Charleston recorded in Mortgage Book 1046, at Page 607.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 24 PAGE 375

SATISFIED AND CANCELLED OF RECORD  
2 DAY OF Feb 1974  
Bonnie S. ...  
& M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:20 O'CLOCK P. M. NO. 269