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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DOONIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CURTIS D. WELBORN AND CAROLYN L. WELBORN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY

(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

FOURTEEN THOUSAND EIGHT HUNDRED EIGHTY-NINE & 60/100 DOLLARS (\$14,889.60) due and payable

in Sixty (60) monthly installments at TWO HUNDRED FORTY-EIGHT AND 16/100 (\$248.16) DOLLARS, per month beginning October 1, 1974

with interest thereon from Date hereof at the rate of 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 Greenville, being known and designated as Lot No. 40, Section II, of Westcliffe Subdivision, as shown on a plat thereof prepared by Piedmont Engineers & Architects, December 11, 1963, revised September 24, 1965 and recorded in the R.M.C. Office for Greenville County in Plat Book "JJJ", at Pages 72, 73, 74 and 75, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sunderland Court and running thence along the joint line of Lots Nos. 40 and 41 S. 74-55 W. 110.9 feet to an iron pin; thence running along the joint line of Lots Nos. 40 and 42, N. 16-14 W. 150.0 feet to an iron pin; thence running along the joint line of Lots Nos. 40 and 198 N. 71-50 E. 214.1 feet to an iron pin; thence running along the western side of Sunderland Court S. 74-50 W. 35.0 feet to a point; thence continuing along the said Sunderland Court S. 28-50 W. 35.0 feet to an iron pin, the point of beginning.

This mortgage is junior to that lien of Fountain Inn Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1260 at page 315.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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