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GREENVILLE CO. S. C.

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

BOOK 1096 PAGE 191

STATE OF SOUTH CAROLINA

JUN 27 3 25 PM 1968

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE T. ARNOLD  
R. M. C.  
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, Greenville, S. C., 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 -----

Ten Thousand and No/100----- Dollars (\$ 10,000.00 ) due and payable \$500.00 on principal on the 10th day of each and every month hereafter, commencing August 10, 1968; with the privilege to anticipate payment at any time without penalty, balance due December 31, 1968,

with interest thereon from date at the rate of seven 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 situate, lying and being in the County of Greenville, State of South Carolina, and being described as follows and being shown on the plats hereafter designated which are recorded in the R. M. C. Office for Greenville County:

LOT NO. 12 of the property of J. R. Richardson as shown on plat recorded in Plat Book "G", at Page 195, and situate on the western side of Bolt Street (formerly Sullivans Alley) and being more particularly described in deed to the mortgagors in Deed Book 509, at Page 309.

LOT NO. 10 on plat of B. E. Waldrop property recorded in Plat Book "D", at Page 247, and situate on the eastern side of Alice Avene and being more particularly described in deed to the mortgagors recorded in Deed Book 604, at Page 368.

LOT NO. 1, BLOCK B on plat of Woodville Heights as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "K", at Page 272. Said lot is situate at the northwestern corner of Pendleton Road and Wood Street and is more particularly described in deed to the mortgagors recorded in Deed Book 446, at Page 514.

LOT NO. 5 on Map 3 of Woodville Heights recorded in the R. M. C. Office for Greenville County in Plat Book "L", at Page 25. Said lot fronts on the south side of Pendleton Road (formerly Old Pickens Road) and is the same property conveyed to the mortgagors by deed recorded in Deed Book 416, at Page 105.

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 THE MORTGAGEE  
SATISFACTION BOOK 23 PAGE 666

RECORDED AND INDEXED BY RECORDER  
5 June 1968  
10:16