

State of South Carolina,

COUNTY OF Greenville

JAN 17 9 21 AM '49

To all Whom These Presents May Concern:

I, Earl Hunter, Jr.

SEND GREETING:

Whereas, I the said Earl Hunter, Jr.

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to Charles L. Welborn and Josephine G. Welborn

in the full and just sum of Two Hundred Fifty and No/100 (\$250.00) Dollars, to be paid on or before three (3) years after date.

, with interest thereon from date at the rate of Five (5%) per cent. per annum, to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and their Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township,

Greenville County, State aforesaid, being known and designated as a portion of Lots Nos. 305 and 306 as shown on a plat of the property of Colonia Company prepared by Dalton and Neves, Engineers, in February, 1938, and recorded in the R. M. C. Office for Greenville County in Plat Book "J" at Pages 190 and 191, and being more particularly described, according to said plat and to a more recent survey prepared by Piedmont Engineering Service on November 19, 1947, as follows:

BEGINNING at an iron pin on the Southwestern side of Tindal Road (formerly Parker Road), which pin is 663 feet in a Northwesterly direction from the intersection of said Road and Blue Ridge Drive, and which is the joint front corner of Lots Nos. 306 and 307, and running thence with the joint lines of said lots, S. 32-34 W. 169.2 feet to an iron pin; thence N. 55-18 W. 117.3 feet to an iron pin, joint lines of Lots Nos. 305 and 306; thence with the joint lines of said lots, S. 27-26 W. 206.4 feet to an iron pin in the Northeastern side of Franklin Road; thence with said Road, N. 64-26 W. 15 feet to an iron pin in the front line of Lot No. 305; thence through line of Lot No. 305, N. 27-26 E. 209 feet to an iron pin; thence N. 55-18 W. 93.8 feet to an iron pin in joint lines of Lots Nos. 304 and 305; thence with the joint lines of said lots, N. 25-34 E. 278.55 feet to an iron pin in the Southwestern side of Tindal Road; thence with said Road, S. 34-40 E. 133.5 feet to an iron pin; thence continuing with said Road, S. 31-14 E. 152.5 feet to the beginning corner.

This property is the same conveyed to the mortgagor by Charles L. Welborn and Josephine G. Welborn by deed to be recorded.

This mortgage is junior in lien to a mortgage this date executed by the mortgagor to C. Douglas Wilson & Co., in the sum of \$7500.00.