

BOOK 831 PAGE 352

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

JUL 27 2 26 PM 1960

OLLIE F. WORTH R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THOMAS M. WELBORN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, 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 Thirty Thousand and No/100 -----

DOLLARS (\$ 30,000.00), with interest thereon from date at the rate of six & one-fourth (6 1/4%) 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 western side of Old Grove Road, lying between the Old Grove Road and Highway I-85, being shown and described as Lot 26, Block 3, on Page W.G1.1, on County Block Book, and also being shown on two separate plats recorded in Plat Book SS, Page 32, and Plat Book CC, Page 37, and being more particularly described as follows:

BEGINNING at an iron pin on the western side of Grove Road (U. S. Highway 29) and running thence along the western side of said highway N. 15-33 E. 155.9 feet to pin; thence continuing N. 16-26 E. 80 feet to pin; thence N. 69-17 W. 42.1 feet to an iron pin on the eastern side of 120 foot right-of-way of Highway I-85; thence along said right-of-way in a southwesterly direction 147.4 feet to an iron pin on right-of-way; thence continuing with said right-of-way 155.9 feet more or less to an iron pin; thence N. 81-30 E. 175 feet to pin on Old Grove Road, said premises being the identical property conveyed to the mortgagor by two separate deeds, recorded in Deed Book 456, Page 127, and Deed Book 642, Page 539.

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.

PAID AND SATISFIED IN FULL
THIS 6 DAY OF JULY 1960
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
BY _____ Secretary-Treas.
WITNESS: _____