

DEC 4 9 4 AM 1962  
OLLIE FARM'S WORTH  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L. E. E. SAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto WELBORN WHOLESALE, INC.,

(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

Three Hundred Sixty and 84/100 - - - - - Dollars (\$ 360. 84 ) due and payable

in monthly installments in the sum of \$25. 00 each commencing on the first day of January, 1963, and continuing thereafter until paid in full, all payments to apply first to interest with balance to principal.

with interest thereon from date at the rate of six (6%) 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 in Oaklawn Township, containing four (4) acres, more or less and being more particularly described by metes and bounds as follows:

Beginning at a point the center of a bridge spanning a certain branch, and running thence in a westerly direction 418 feet to an iron pin; thence in a southerly direction 418 feet to an iron pin; thence in an easterly direction 418 feet to an iron pin in the center of a certain road; thence in a northerly direction following the center of said road 418 feet to the beginning corner, being the same property which was conveyed to the Mortgagor herein by Deed of W. T. Singleton, dated March 26, 1962 and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 695 at page 109.

The within Mortgage is junior in lien to that certain mortgage executed by E. E. Sams to the Lee Calvin Company in the sum of \$2, 000. 00 dated September 11, 1962 and recorded in the R. M. C. Office for said County and State in Mortgage Book 900 at page 583.

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.

State of South Carolina } Assignment  
County of Greenville }  
I, Ollie Farmsworth, do hereby transfer  
and assign the foregoing mortgage to J. J. Welborn and  
J. J. Welborn, Jr. without recourse this 31st. day of December  
1962.  
Witneses:  
E. M. Gilstrap  
J. A. Jones.  
assignment Recorded Jan. 10 - 1963  
at 12:08 P. M. # 17493.  
Welborn Wholesale, Inc.  
By: J. J. Welborn, Pres.  
assignment RECORDED  
10 P. January 19 63  
Ollie Farmsworth  
12:08 P. 17493.