

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

BOOK 1046 PAGE 607

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
DEC 20 3 20 PM 1968
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

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 -----

Twenty Five Thousand Six Hundred Twenty Five and 52/100-- Dollars (\$25,625.52) due and payable

\$1067.73 on principal on the 30th day of each and every month hereafter, commencing January 30, 1967, with the privilege to anticipate payment at any time, balance due December 30, 1968,

with interest thereon from maturity at the rate of 6 1/2 per centum per annum, to be paid: on demand

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 consisting of two tracts containing a total of 3.10 acres, more or less, with the buildings and improvements thereon, lying west of the City of Greenville, and being in the County of Greenville, State of South Carolina, on the south side of Pendleton Road (formerly Pickens Road) and being bounded on the east by Lot No. 5 of Woodville Heights, on the north by Pendleton Road, on the south by track of Southern Railway, and said property comes to a point on the west side where said Pendleton Road and the right-of-way of Southern Railway join.

The above is the same property conveyed to the mortgagors by deed recorded in Deed Book 713, at Page 549. The above property is described in said deed as a tract of 1.10 acres, more or less, and a tract containing 2 acres, more or less. The above description is a composite description of both of said tracts.

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 THIS MORTGAGE SEE
SATISFACTION BOOK 24 PAGE 355

SATISFIED AND CANCELLED OF RECORD
2 DAY OF July 1974
Dannie J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:20 O'CLOCK P. M. NO 269