

LAW OFFICES OF
MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, SOUTH CAROLINA
LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

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BONNE TANKERSLEY
R.M.C.

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

WHEREAS, James D. Welchel and Margaret W. Welchel

(hereinafter referred to as Mortgagor) is well and truly indebted unto Maurice B. Henson

(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 thousand and 00/100

Dollars (\$ 20,000.00) due and payable

in equal consecutive monthly installments each in the amount of Four hundred sixty five and 37/100 (\$465.37) Dollars beginning January 1, 1981 and shall continue in a like amount each and every month thereafter until the entire indebtedness is paid in full. All interest not paid when due to bear interest at same rate as principal. All payments to be applied first to interest and the balance to principal, with interest thereon from date at the rate of 14 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, the Mortgagee's heirs, successors and assigns:

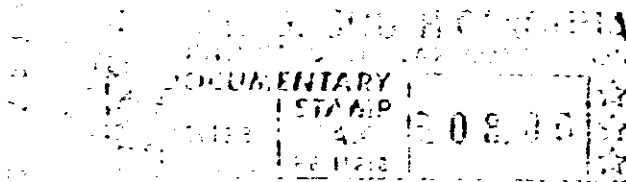
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing approximately .6 acre, more or less, on the west side of the Jordon Road, and having according to survey by J. Q. Bruce, J.R.L.S., dated April 25, 1960, the following metes and bounds, to-wit:

Beginning at a nail and cap in the center of Jordon Road, the corner of property now or formerly of Nettie Williams; thence with the line of Williams property, S. 64-50 W. 175 feet to an iron pin; thence S. 31-02 E. 163.7 feet to an iron pin; thence N. 61-00 E. 175 ft to a nail and cap in the center of said Jordon Road; thence with the center of said road, N. 31-16 W. 151.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Maurice B. Henson recorded in the RMC Office for Greenville County in Deed Book 1137 at page 245 on November 13, 1980.

The mortgagee's address is: Route 2, Greer, SC 29651

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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