

STATE OF SOUTH CAROLINA GR }
COUNTY OF GREENVILLE }

FILED
S.C.
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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN R. WELLS AND GAYLE A. WELLS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto DOROTHY H. MCCONNELL

(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 AND NO/100----- Dollars (\$ 25,000.00) due and payable

pursuant to note of even date herewith

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 1 of Thomas W. Goldsmith Property on plat "O", at page 41, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in the center of White Horse Road, joint corner of Lots 1 and 2 and running thence along line of Lot 2, S. 46-30 W. for 199 feet, more or less, to an iron pin, joint corner of Lots 2 and 12; thence S. 20-45 W. 200 feet, more or less, to an iron pin in center of Saluda Dam Road, joint corner of Lots 1 and 12; thence S. 60-20 E. 160 feet along center of Saluda Dam Road to an iron pin; thence N. 30-15 E. 277 feet, more or less, to an iron pin in center of White Horse Road; thence running along center of White Horse Road N. 28-05 W. 106 feet to an iron pin, the point of beginning, containing 1.33 acres.

This is the same property conveyed to the mortgagors of even date herewith to be recorded.

There will be no penalty for prepayment of this mortgage.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX \$ 10.00

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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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