

Mortgagee's Address: ^{1601 745 607} 1601 745 607
 MORTGAGE OF REAL ESTATE - OFFICES OF LEATHERWOOD, WALKER, TODD & MANN, ATTORNEYS AT LAW, GREENVILLE, S.C.
 PURCHASE MONEY
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Walter B. Watson and Evelyn J. Watson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas F. Welborn and Ruth M. Welborn

(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-One Thousand Nine Hundred and No/100ths Dollars (\$ 31,900.00) due and payable

with interest in accordance with the terms of said promissory note, the maturity date of which, unless sooner paid, is May 1, 1990.

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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 on the southern side of Westcliffe Way known and designated as Lot No. 106 as shown on plat entitled "Westcliffe" prepared by Piedmont Engineers & Architects, dated December 11, 1963 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book YY, Pages 168-169 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Westcliffe Way at the joint front corner of Lots Nos. 106 and 105 and running thence with the common line of said lots, S. 9-39 E. 180 feet to an iron pin; thence S. 81-00 W. 120 feet to the joint rear corner of Lots 106 and 107; thence with the common line of said lots, N. 9-39 W. 180 feet to an iron pin on the southern side of Westcliffe Way; thence with the southern side of Westcliffe Way, N. 81-00 E. 120 feet to an iron pin, the point of beginning.

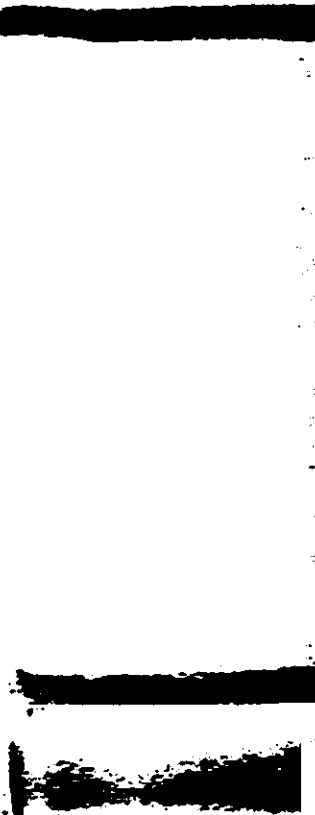
The above described property is the same property conveyed to the mortgagors herein by deed of Thomas F. Welborn and Ruth M. Welborn to be recorded herewith in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
 DOCUMENTARY TAX
 \$ 12.75

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 Mortgagee 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 hereinafter stated. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee's heirs, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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