

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
MORTGAGE OF REAL ESTATE
BY W. D. MATHIS
ELIZABETH BRIDGLE

WHEREAS--Adam C. Welborn and Thelma C. Welborn--

hereafter referred to as Mortgages, do well and truly obligate unto The Peoples National Bank, Greenville, South Carolina

(hereafter referred to as Mortgage) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

---Ten Thousand and No/100----- Dollars (\$-10,000.00-) due and payable on or before August 21, 1973

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: quarterly

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, near the City of Greenville, and being known and designated as Lot No. 15 of the property of W. T. Patrick and William R. Timmons, Jr. according to a plat of record in the R.M.C. Office for Greenville County in Plat Book PP at Page 131, and having, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Lawnview Court at the joint front corner of Lots Nos. 14 and 15 and running thence S. 34-20 E. 165 feet to a point at the joint rear corner of Lots Nos. 14 and 15; thence N. 55-40 E. 80 feet to a point at the joint rear corner of Lots Nos. 15 and 16; thence N. 34-20 W. 165 feet to a point on the southeastern side of Lawnview Court at the joint front corner of Lots Nos. 15 and 16; thence with the southeastern side of Lawnview Court, S. 55-40 W. 80 feet to the point of beginning.

The abovescribed property is identically the same conveyed to the Mortgagee by deed of W. D. Mathis, dated November 20, 1972, to be recorded herewith.

Together with all and singular rights, members, herditaments, 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, Me 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.