

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
FEB 20 2 47 PM '74

DONNE S. TANKERSLEY
R.H.C.

WHEREAS Jerry Julian Wells and Geraldine R. Wells

hereinafter referred to as Mortgagor is well and truly indebted to

United Builders, Inc.

hereinafter referred to as Mortgagee as evidenced by the Mortgage's primary note of even date herewith the terms of which are incorporated herein by reference, in the sum of **Eight Thousand Five Hundred and No/100**-----
----- Dollars \$ **8,500.00** due and payable
six months after date hereof or upon the sale of the real property herein-
above described, whichever shall first occur,

with interest thereon from date of / ^{advancements} ~~at the rate of~~ **Nine (9%)** per centum per annum to be paid **six months after date hereof.**

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor for such other sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs and other expenses

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the advanced 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 Mortgagee in hand well and truly paid by the Mortgagor 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, hereinafter hereinafter described, situated, lying and being in the State of South Carolina, County of **Greenville**, being known and designated as **Lot #134, Winding Way, Peppertree Subdivision, Section II**, as shown on plat dated June 15, 1972 and recorded in Plat Book 4R, at Page 19, and revised by plat recorded in Plat Book 4X at Page 3, and having, according to said revised plat, such metes and bounds as appear thereon.

This being the same property conveyed unto the Mortgagor herein by deed from John Crosland Company, recorded February 5, 1974 in Deed Volume 933, at Page 329, in the R.M.C. Office for Greenville County, South Carolina.

Together with all and singular rights and appurtenances thereto in anywise by law or equity incident or appertaining, and all of the rents, issues, and profits which may arise or be had thereon, and including all building, plumbing, and heating fixtures now or hereafter attached, connected or fixed 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 warrants that it is lawfully seized of the premises hereinafter described in its complete and lawful title, that it has good right and is lawfully entitled to sell, convey, or otherwise dispose of the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagor further warrants to warrant and convey to and hold unto the Mortgagee, its heirs, successors and assigns, from and against the Mortgagor and all persons claiming or lawfully claiming the same, in any part thereof

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