

GR: FILED
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SOUTH CAROLINA
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 5th day of March, 1982, between the Mortgagor, David B. Welborn and Betty F. Welborn, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$10,199.11 Ten thousand, one hundred, ninety-nine & 11/100-Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1992.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

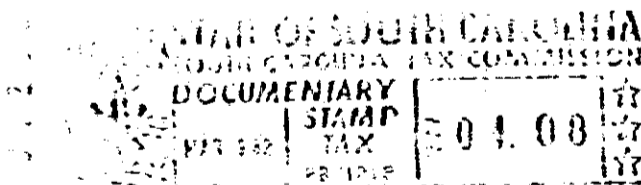
All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, containing 1.06 acres, more or less, as shown as the property of David B. and Betty F. Welborn, on plat thereof made by J. C. Hill, September 19, 1958, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a pin on the eastern side of Sulphur Springs Road at the corner of property now or formerly belonging to Duncan and running thence with the eastern side of Sulphur Springs Road, S. 21-30 W. 100 feet to an iron pin; thence S. 72-15 E. 350 feet to an iron pin; thence N. 21-30 E. 175.1 feet to an iron pin; thence N. 84-30 W. 362.3 feet to an iron pin, the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Herbert M. Farr by deed dated September 22, 1958, and recorded in the R.M.C. Office for Greenville County in Deed Book 609 at page 80 10-24-58.

The mortgagee's mailing address is P. O. Box 408, Greenville, SC

This is a second mortgage and is Junior in Lien to that mortgage executed by David B. and Betty F. Welborn to First Federal of SC in RMC Office for Greenville County on February 7, 1977, in book 1388 at page 739.



which has the address of 611 Sulphur Springs Road, Greenville, South Carolina 29611 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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