

SOUTH CAROLINA)
OF)
Greenville)
DONNIE S. TOLSON
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1282 PAGE 45
BOOK 36 PAGE 755

WHEREAS We, David B. Welborn and Betty F. Welborn,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY OF Greenville, its successors and assigns forever (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 Eight Thousand/Four Hundred Dollars (\$ 8,400.00) due and payable thence N. 21-30 E. 175.3 feet to the point of beginning. The above is the same property conveyed to the mortgagors by deed dated July 23, 1963 and recorded in the R.M.C. Office for Greenville County in deed book 28, page 128.

Together with all and singular rights, members, beneficentments, and appurtenances to the same, together with all and singular fixtures now or hereafter attached, connected, or fitted thereto in any manner, and all and singular furniture, be considered a part of the premises.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinafter 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 herein specifically stated otherwise as follows:

This is a second mortgage, being junior only to that first mortgage given to:
First Federal Savings and Loan Association.

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from

Donnie S. Tolson
Betty F. Welborn
MAR 4 1976
RECORDED IN FULL THIS
JULY 1973
22357

RES 7 9 6

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