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GREENVILLE CO. S. C.

BOOK 1289 PAGE 35

MAR 6 3 13 PM '93

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANCES T. WELBORN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 TWELVE THOUSAND EIGHT HUNDRED AND NO/100 -----

DOLLARS (\$12,800.00), with interest thereon from date at the rate of seven & three/fourths per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable:

March 1, 1993

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, containing one acre, more or less, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Motor Boat Road at the joint front corner of property of the mortgagor and property of Edward L. and Nettie Sue Morton and running thence with the Morton property line, S. 26-24 E., 375.0 feet to an iron pin; thence S. 70-00 W., 115 feet to an iron pin; thence N. 22-30 W., 363 feet to an iron pin on the southern edge of Motor Boat Road; thence with the edge of said Motor Boat Road, N. 70-00 E., 125 feet to an iron pin; thence continuing with Motor Boat Road, N. 68-28 E., 10.4 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 835 at page 424.