

FILED
GREENVILLE, S.C.
MAY 21 1984
DORRIS W. HENSLEY
R.M.C.

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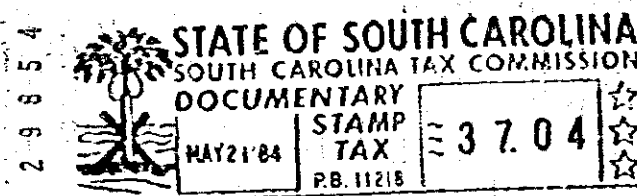
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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on May 21
1984. The mortgagor is Theophilous F. Welfare and Karla Goins-Welfare
("Borrower"). This Security Instrument is given to First Federal
Savings and Loan Association of South Carolina, which is organized and existing
under the laws of the United States of America, and whose address is 301 College Street,
Greenville, South Carolina 29601 ("Lender").
Borrower owes Lender the principal sum of Ninety Two Thousand Six Hundred and no/100
Dollars (U.S. \$ 92,600.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on June 1, 2014. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument
and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in Greenville County, South Carolina:

All that piece, parcel or lot of land lying in the State of
South Carolina, County of Greenville, shown as Lot 30 on plat
of Brookfield West, Section II, recorded in Plat Book 7X at
page 88 and also on plat of Property of Rothell Co., Inc.,
recorded in Plat Book 9N at page 9 and having such courses
and distances as will appear by reference to the latter plat.

Being the same property conveyed by The Rothell Company, Inc.,
by deed recorded herewith.



which has the address of Lot 30 Brynhurst Court, Greenville, S. C. 29615
[Street] [City]
South Carolina [Zip Code] ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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