

MAR 11 12 17 PM 1965

BOOK 988 PAGE 277

MORTGAGE OF REAL ESTATE—Offices of Love, Thomas & Arnold, Attorneys at Law, Greenville, S. C.
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Nalley Commercial Properties, Inc.**

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

WHEREAS, the Mortgagor is well and truly indebted unto **James Talcott, Inc.**

(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 -----

Forty-Eight Thousand and No/100 ----- DOLLARS (\$ 48,000.00),
with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid:

Payable one year from date, with full privilege of anticipation at any time, interest to be computed and paid annually.

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 purposes:

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 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Wade Hampton Boulevard, and on the northern side of Lee Road, containing 2.40 acres, more or less. Reference is hereby made to Plat Book P at Page 128, and to a more recent plat prepared by Carolina Engineering and Surveying Company. Said property is more fully described as follows:

"BEGINNING at an iron pin on the southeastern side of the right-of-way of Super Highway No. 29, at the joint corner of property formerly owned by Vance Edwards, and running with line of said property, S. 46-50 E. 587 feet to a pin in the center of Lee Road; thence with the center of Lee Road as a line, S. 70-45 W. 243 feet to a pin; thence N. 46-50 W. 466 feet to an iron pin on the right-of-way of Super Highway No. 29; thence with said right-of-way, N. 43-10 E. 210 feet to the point of beginning."

Being the same property conveyed to the mortgagor by deed of J. Claude Hale, et al, of even date, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted 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.

Paid and satisfied in full this 28th day of March, 1965.

*Witness: James Talcott, Inc.
By: Robert A. Edsworth
William M. Healey Vice-President*

SATISFIED AND CANCELLED OF RECORD
29 DAY OF March 1965
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:09 O'CLOCK P. M. NO 26917