

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

RECORDED
GREENVILLE CO. S. C.
DEC 7 10 47 AM '70
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donald E. Baltz, Inc.

WHEREAS, Donald E. Baltz, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. Wilkins

point; thence continuing along the southwestern edge of said Drive S. 17
10 E. 110.0 feet to the beginning corner.,

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DDE H 72 S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

For Mortgage to this Assignment see REM Book 1174 Page 573
ASSIGNMENT

2252

FOR VALUE RECEIVED, I hereby assign., set over and transfer the within
mortgage to Atlantic Securities Corporation,

Dated this 1st day of May, 1971.

IN THE PRESENCE OF:

Lenore C. Hall
Virginia T. Hile

W. W. Wilkins

ASSIGNMENT
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Assignment Recorded July 24, 1972 at 3:29 P. M., #2252
together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way in-
cident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heat-
ing, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intent-
ion of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part
of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove 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 provided herein. The Mortgagor further covenants to warrant and forever defend all and
singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully
claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of
the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the
covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that
may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed
the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage
debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be
required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount
not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to
it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable
clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it
does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize
each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing
on the Mortgage debt, whether due or not.