

MORTGAGE OF REAL ESTATE—Offices of WILKINS & WILKINS, Attorneys at Law, Greenville, S. C. 5804 1284 PAGE 57

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, DONALD E. BALTZ, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ATLANTIC SECURITIES CORPORATION

(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

THIRTY SIX THOUSAND ----- Dollars (\$ 36,000.00) due and payable
six (6) months from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid: semi-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, in the Town of Mauldin, on the northeastern side of Kingsley Drive, and being known and designated as Lot 13 on a plat of Knollwood Heights Section IV, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N at page 74; and having according to said plat the following metes and bounds:

Beginning on the northeastern edge of Kingsley Drive at the joint front corner of Lots 13 and 14 and running thence along a line of Lot 14, N. 75-52 E. 167.0 feet to a point; thence along a line of Lot 11, N. 8-40 W. 94.4 feet to a point; thence continuing along a line of Lot 11, N. 15-05 E. 18.35 feet to a point; thence along a line of Lot 12, S. 75-52 W. 185.0 feet to a point on the northeastern edge of Kingsley Drive; thence along the northeastern edge of said drive S. 14-08 E. 110.0 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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, then and against the Mortgagor and all persons who claim or lawfully during the term or any part thereof.

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