

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILLED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TALCO, INC.

LOCAL BANKING
CORPORATION

(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

SIX THOUSAND ----- Dollars (\$ 6,000.00) due and payable

six months from date

with interest thereon from date at the rate of 9% 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, the Mortgagee's heirs, 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, being known and designated as Lot No. 17 on Map No. 4, Talmer Cordell Subdivision as per plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book X page 55, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeasterly side of Maryland Avenue, joint front corner of Lots 17 and 18, said iron pin being 290 feet from the intersection of Texas Avenue and Maryland Avenue; and running thence N. 29-17 E. 150 feet to an iron pin, joint rear corner Lots 17 and 18; thence S. 60-43 E. 58 feet to an iron pin, joint rear corner Lots 16 and 17; thence S. 29-17 W. 150 feet to an iron pin on the northeasterly side of Maryland Avenue, joint front corner Lots 16 and 17; thence along the northeasterly side of Maryland Avenue N. 60-43 W. 58 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagor by Eddie B. Townsend by deed of even date herewith to be recorded.

This mortgage is junior in lien to that certain mortgage held by Cameron-Brown Company in the original amount of \$8,000 recorded Aug. 14, 1963 in vol. 931 page 459 of the RMC Office for Greenville County, S. C.

DOCUMENT
RECORDED
INDEXED
MAY 10 1964
RMC OFFICE
GREENVILLE, S. C.

Atlantic Securities Corporation
c/o Wilkins & Wilkins, Attorneys
408 East North Street
Greenville, S. C. 29601

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, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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