

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TALCO, 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

FOURTEEN THOUSAND FIVE HUNDRED ----- Dollars (\$ 14,500.00 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, on the easterly side of French Lane, being known and designated as Lot No. 112, according to plat of Pine Hill Village, prepared by R. K. Campbell, Surveyor, dated November 30, 1960 as recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ at page 169, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of French Lane at the joint front corner of Lots 111 and 112, and running thence along said joint line N. 71-44 E. 131.2 feet to an iron pin at the joint rear corner of Lots 111 and 112; thence along the rear line of lot 90, N. 15-46 W. 72 feet to an iron pin at the joint rear corner of Lots 112 and 113; thence along the joint line of said lots S. 71-44 W. 132.9 feet to an iron pin on the easterly side of French Lane; thence along said French Lane, S. 17-04 E. 72 feet to an iron pin at the joint front corner of Lots 111 and 112, the point of beginning.

This is the same lot conveyed to mortgagor by W. W. Wilkins by deed of even date herewith, to be recorded.

Atlantic Securities Corporation
408 East North Street
Greenville, S. C. 29601

2.5 C
2.50

RECORDED
FEB 11 1961

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 is 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.

4328 RV-21