

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

MAY 12 3 53 PM '77 TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHNIE S. TANKERSLEY
R.M.C.

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

SEVENTEEN THOUSAND SIX HUNDRED ----- Dollars (\$ 17,600.00) 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 southern side of Sharon Drive, being shown and designated as Lot 70 on plat entitled "Extension of Sharon Park", dated December 1972, prepared by C. C. Jones, Civil Engineer, recorded in the RMC Office of Greenville County in plat book CCC page 71 and being described, according to said plat, more particularly, to-wit:

Beginning at an iron pin on the southern side of Sharon Drive at the joint front corner of Lots 69 and 70, and running thence with the common line of said lots S. 25-30 E. 105.5 feet to an iron pin at the joint corner of lots 68, 69 and 70; thence with the joint line of lots 68 and 70, S. 32-37 W. 99 feet to an iron pin in the line of Lot 67; thence along said line, N. 85-30 W. 35.2 feet to an iron pin in the line of Lot 43; thence along the common line of Lots 43 and 70, N. 21-36 W. 143.7 feet to an iron pin on the southern side of Sharon Drive at the joint front corner of said Lots; thence along the southern side of Sharon Drive, N. 63-00 E. 100 feet to an iron pin, the point of beginning.

This is the same lot conveyed to mortgagor by Jerry D. Phillips by deed of even date herewith, to be recorded.

569
571279
571279

Mortgagee's address:
408 East North Street
Greenville, S. C. 29601

STAMP
TAX
RE 1218
567.04

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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