

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE, CO. S. C. MORTGAGE OF REAL ESTATE
JUN 1 4 56 PM '78 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald E. Baltz DONNIE S. TANKERSLEY
R.H.C.

(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

One hundred twenty thousand and 00/100-----Dollars (\$120,000.00) due and payable one year from date

with interest thereon from date at the rate of 10 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:

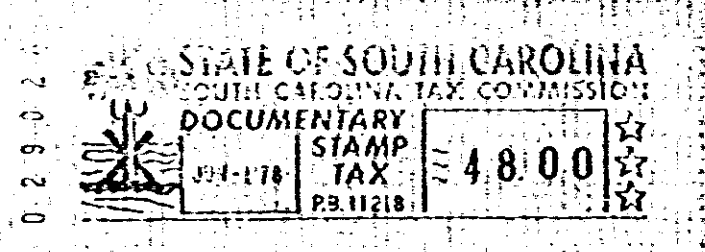
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, containing 25.1 acres as shown on plat entitled "Property of Donald E. Baltz" made by Campbell & Clarkson Surveyors, Inc., May 15, 1978 and having according to said plat the following metes and bounds, courses and distances to wit:

Beginning at an iron pin at the northwestern corner of the intersection of Old Laurens Road and Brooks Road and running thence with the northwestern side of Brooks Road S. 54-24 W. 1244.8 feet to an iron pin; thence continuing S. 53-42 W. 324.1 feet to an old iron pin in line of Brookside Subdivision, Section II; thence with the line of said subdivision N. 39-25 W. 481.5 feet to an old iron pin, corner of Morris property; thence with the line of said property N. 35-40 E. 262.75 feet to an old iron pin in line of Greer property; thence with the line of said property N. 35-30 E. 822 feet to an old iron pin; thence continuing N. 45-54 E. 432.8 feet to an old iron pin on the southwestern side of Old Laurens Road; thence with the southwestern side of said road S. 44-58 E. 901.7 feet to the beginning corner.

This is the same property conveyed to the mortgagor by Calvin Griffin and Nettie Louise Griffin Thomason by deed recorded June 1, 1978 in deed volume 1080 at page 281, and by deed from Frank P. McGowan, Jr., Master for Greenville County by deed recorded June 1, 1978 in deed volume 1080 at page 283 in the RMC Office for Greenville County, S. C.

Atlantic Securities Corporation
408 E. North Street
Greenville, SC 29601



FOR VALUE RECEIVED, the undersigned hereby assigns, sets over and transfers unto W. W. Wilkins the within mortgage and the note which the same secures without recourse, this the 1st day of June, 1978.

ATLANTIC SECURITIES CORPORATION

BY: W.W. Wilkins
President

Donna C. Hall
Terri D. Palmer

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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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