

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
23 10 04 AM '70  
CORRECTIONAL DEPT.  
R.M.C.

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 EVELYN H. WILKINS

hereinafter referred to as Mortgagee as evidenced by the Mortgage's primary note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

TWENTY TWO THOUSAND----- Dollars \$ 22,000.00  
six months from date

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid semi-annually

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgage for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs or for any other purposes.

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may become 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 Mortgagee in and 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, conveyed, sold and released, and by these presents does grant, convey, 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, designated as Lot No. 1 shown on plat of property of TALCO, INC. made by Jones Engineering Service, Sept. 27, 1970 entitled "Property of Talco, Inc." recorded in plat book 67 page 24, of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, courses and distances, to-wit:

beginning at the apex of the intersection of Crestfield Road and Edgefield Road, and running thence with the north side of Crestfield Road, N. 71-13 E. 148.5 feet to an iron pin; thence continuing N. 72-12 E. 135 feet to an iron pin corner of Lot No. 2; thence with the joint line of said lots N. 17-24 W. 56.3 feet to an iron pin corner of Lot No. 3; thence with the joint line of said lots N. 11-13 W. 114.1 feet to an iron pin on the southeast side of Edgefield Road; thence with the southeast side of said road S. 36-58 W. 145.7 feet to an iron pin; thence continuing S. 41-14 W. 140.0 feet to the beginning corner.

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

WILKINS & WILKINS  
Attorneys at Law  
400 East North Street  
Greenville, S. C. 29601

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

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Together with all and singular rights, members, hereditaments, and appurtenances to the same in anywise and in any manner appertaining, and all of the rents, issues, and profits which may arise or be had thereon, and including all benefits, privileges, and incidents to the same now or hereafter attached, in whole or in part, to the said premises, and to the same in anywise and in any manner appertaining, other than the usual and lawful fixtures, hereditaments, and appurtenances 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 Mortgagee warrants that he is lawfully seized of the premises hereon conveyed to him in fee simple absolute, that he has good title thereto, and that he is duly qualified to execute the same, and that the premises hereon conveyed are not subject to any lien or encumbrance in favor of any person other than the Mortgagee, and all persons who have or claim to have any interest therein.

2323 RV.2  
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