

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 16 3 33 PM '80

CONNIE S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

300 1316 100

WHEREAS, JIMMY TALEFF

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(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

---THIRTY THOUSAND AND NO/100-----Dollars (\$30,000.00---) due and payable

in terms as set forth on note of even date herewith.

with interest thereon from date at the rate of 12% per centum per annum, to be paid: as stated above.

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, its successors and assigns:

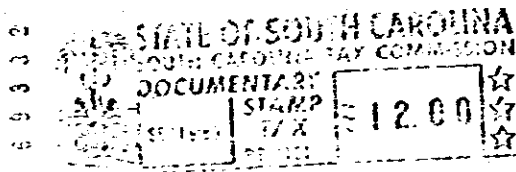
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville:

All of those pieces, parcels or lots of land with any improvements thereon having such metes and bounds, courses and distances, and being more fully described as Tracts Numbers 1,2, and 3 on Deed to Jimmy Taleff recorded in Greenville County R.M.C. Office in Deed Book 1050, Pages 22 and 23.

DERIVATION: See Deed of Alexandra T. Crossland recorded in Deed Book 1050, Pages 22 and 23, dated January 21, 1977.

Property located in Spartanburg County is given as additional security for this loan and is evidenced by a separate mortgage recorded in Spartanburg County R.M.C. Office.

This mortgage is co-equal with that mortgage heretofore given to the Bank of Greer by Jimmy Taleff covering the above described property located on Marchant Street in Greer, S.C. recorded in Mortgage Book 1387, Page 818.



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 such 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 Mortgagee 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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