

FILED
GREENVILLE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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JOHNIE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHNNY M. TALBERT & WILLISTEEN TALBERT

(hereinafter referred to as Mortgagor) is well and truly indebted unto AETNA FINANCE COMPANY D/B/A AETNA SERVICES OF SOUTH CAROLINA

(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 Five thousand, nine hundred fourteen and 24/100---

----- Dollars (\$ 5,914.24) due and payable in accordance with term of note of even date herewith.

with interest thereon from DATE HEREOF at the rate of 21% per centum per annum, to be paid: MONTHLY

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, on the southeast side of Kay Drive, near the City of Greenville, and being shown as Lot No. 73 on a plat of Belomnt Heights, Section 2, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book EE, at Page 181, and being more particularly described according to a plat entitled "Property of Johnny M. Talbert and Willisteen Talbert", said plat by Freeland & Associates, dated August 16, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Kay Drive at the joint front corner of Lots 74 and 73, and running thence with the line of Lot 74, S. 27-26 E. 164.6 feet to an iron pin; thence S. 63.10 W. 70 feet to an iron pin in the joint rear corner of Lots 73 and 72; thence with the line of Lot 72, N. 27-26 W. 163.8 feet to an iron pin on the southern edge of Kay Drive; thence with the southern side of Kay Drive, N. 62-34 E. 70 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagor by deed of William Middleton Rich, recorded in Deed Book 1085, page 726, in the R.M.C. Office of Greenville County on August 21, 1978.

This mortgage is junior in lein to that certain mortgage executed in favor of Cameron Brown Company in the original amount of \$31,250.00, recorded in the R.M.C. Office for Greenville County on March 21, 1978 in the R.E. Mortgage Book 1441, at Page 732.

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STATE OF SOUTH CAROLINA
RECORDS AND CLERK OF THE TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 02.40

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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