

FILED
MORTGAGE OF REAL ESTATE GREENVILLE, S. C. BOYD & McPHERSON, Attorneys at Law
STATE OF SOUTH CAROLINA Greenville, S. C. - Greer, S. C.
COUNTY OF Greenville

BOOK 1380 PAGE 267

Oct 12 1 25 PM '77
DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

WHEREAS, Jimmy Taleff

(hereinafter referred to as Mortgagor) is well and truly indebted unto Boyce V. King

(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 Eight Thousand and no/100-----

beginning Nov. 10, 1976 with consecutive monthly installments of Dollars (\$ 8,000.00) due and payable Two hundred Ninty Eight and 79/100 (298.79) , until the entire indebtedness evidenced hereby is fully paid, except that any remaining indebtedness, if not sooner paid, shall be due and payable on the tenth day of April, 1978

with interest thereon from date at the rate of 9 per centum per annum, to be paid:

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

All that certain lot of land and building in the City of Greer, Greenville County, South Carolina, on the eastern side of Trade Street, being located approximately 150 feet from the intersection of Trade with Victoria Street, and being thirty feet wide and one hundred feet deep, together with a small lot measuring thirty feet by 48.5 feet facing on an alley to the rear of the afore-described lot.

DERIVATION: See Deed from Boyd E. Mills et al recorded on May 21, 1974 in Deed Book 995 at page 657 in the R.M.C. Office for Greenville County.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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