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

1343 739

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, JOHN W. CAULEY

hereinafter referred to as Mortgagor, is indebted to ATLANTIC SECURITIES CORPORATION

hereinafter referred to as Mortgagee, as evidenced by his promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Thirty Thousand and 00/100---------- $30,000.00

Six (6) months from date

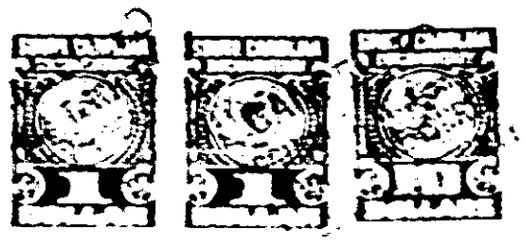
with interest thereon from date at the rate of Nine (9%) per cent per annum, to be paid as follows:

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 purpose agreed between the Mortgagee and Mortgagor, from time to time, hereinafter called "future advances";

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the said debt and future advances, if any, and the trust herein created, and the performance of the covenants herein contained, and the sum of $1.00 to the Mortgagor in hand paid 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, the following described property, to secure the payment of said debt and future advances, if any, and the performance of and compliance with the covenants and conditions of the Mortgage and of any future advances, if any, hereinafter referred to:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be placed thereon, and all easements, rights, privileges, appurtenances and fixtures now or hereafter attached to said property, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 155 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4 X, at pages 48 and 49.



Together with all and singular the rights, members, hereditaments, and appurtenances to said premises belonging or in anywise appertaining, and all of the rents, issues and profits which may arise or flow from said premises, and all heating, plumbing, and lighting fixtures now or hereafter attached to said premises, and all other fixtures, machinery, appliances, furniture and equipment, other than the personal property of tenants, used in the operation of said premises.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove conveyed in fee simple absolute, that it has good right and lawful authority to convey 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 defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

4328 RV.2