

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 13 4 43 PM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Leon M. Talley and Sarah J. Talley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Homer Styles, his heirs and assigns
Route 4, Travelers Rest, S. C. 29690

(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 Six Hundred and no/100

Dollars (\$ 600.00) due and payable

September 2, 1977 in full.

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

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:

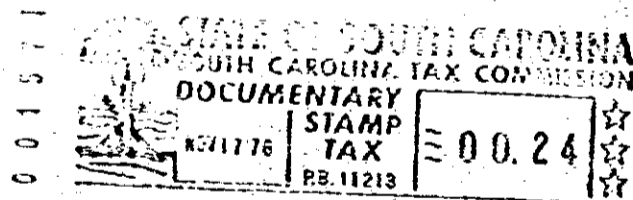
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in O'Neal Township, containing 70/100 of an acre, more or less, being in former Union School District No. 11 E. on which building is now located, and having the following mets and bounds, to wit:

BEGINNING at an pin on McElhaney Ford Road and running thence N 79-85 W 154 feet to a stake on the road; thence S 20-50 W 214.7 feet to a stake at the corner of Mrs. Nannie Hunt and lands formerly of Sarah E. Poole; thence S 74-35 E 135.5 feet to an iron pin; thence N 25-05 E 228.8 feet to the beginning corner on McElhaney Ford Road, being shown on a plat made by R. E. Dalton, in September, 1915, and being the same property conveyed to Grantor by Deed recorded in Deed Book 1010 at Page 337, from Homer Styles, recorded November 15, 1974.

This conveyance is subject to all restrictions, set back lines, roadways, easements, and rights of way, if any, appearing of record or on the recorded plat, which affect the property hereinabove described.

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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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