

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 11 10 23 AM '78
DONNIE S. TANKERSLEY
R.P.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TALCO, INC.

hereinafter referred to as Mortgagor is well and truly indebted unto W. W. WILKINS

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

TWENTY TWO THOUSAND ----- Dollars (\$ 22,000.00 due and payable
six months from date

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

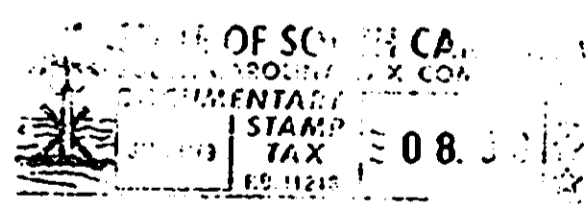
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, state of South Carolina, designated as Lot No. 3 shown on plat of property of TALCO, INC. made by Jones Engineering Service, Sept. 21, 1978 entitled "Property of Talco, Inc." recorded in plat book 6 T page 75 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southeast side of Edgefield Road, which pin is 110.2 feet from the southeast corner of Edgefield Road & Myron Lane, and running thence with the southeast side of Edgefield Road, S. 36-36 W. 125 feet to an iron pin; thence S. 50-53 E. 114.8 feet to an iron pin; thence W. 40-22 E. 145 feet to an iron pin; thence N. 59-59 W. 125 feet to the beginning corner.

This is the same property conveyed to mortgagor by W. W. Wilkins by deed of even date herewith, to be recorded.



Mortgagee's address:
408 East North Street
Greenville, S. C. 29601

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 convey 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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