

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

BOOK 1485 729

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

FEB 13 11 07 AM '80

DOHN: ANNERSLEY
R.M.C.

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

WHEREAS, I, ELIZABETH B. CORDELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto ATLANTIC SECURITIES CORPORATION

(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

THIRTY FIVE THOUSAND ----- Dollars (\$ 35,000.00) due and payable
\$400.00 on April 3, 1980 and \$400.00 on the 3rd day of each and every month thereafter up to and including the 3rd day of February, 1982, and the balance of the principal and accrued interest on March 3, 1982

with interest thereon from _____ date _____ at the rate of 12% _____ 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, 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, on the north side of the new U.S. Alternate Highway No. 13, containing 6.04 acres, more or less, according to a survey made by W.J. Riddle, Surveyor, in August 1948, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of U.S. Alternate Highway No. 13 in the center of Brush Creek, and running thence with the meanderings of said creek as a line, in a northeasterly direction, 621.5 feet more or less, to the center of a county road (being the center of the bridge over said creek); thence with the center of said county road, N. 25-27 W. 148 feet to an iron pin in the center of said county road; thence continuing along the center of said county road, N. 66-02 W. 300 feet to an iron pin at a corner (marked by an iron pin on the south side of said road); thence S. 23-03 W. 700 feet to an iron pin; thence S. 3-40 E. 135 feet to an iron pin on the north side of said U.S. Alternate Highway No. 13; thence with the north side of said highway, N. 86-20 E. 333 feet to the beginning corner.

This is the same property conveyed to mortgagor by Talmer Cordell by deed dated May 30, 1952 recorded June 21, 1952 in deed vol. 458 page 63 of the RMC Office for Greenville County, S. C.

RECORDED
FEB 15 80

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
FEB 13 1980

Mortgagee's address:
c/o Wilkins & Wilkins, Attorneys
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 is 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.

RECORDED
FEB 13 1980

4328 RV-2