

LONG, BLACK & GASTON

FILED
GREENVILLE, S. C.

BOOK 1533 PAGE 591

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 12 PM '81
DONN }
R.M.C. } HARRISLEY

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

WHEREAS, WAYMON HENRY TALLEY AND NANCY DIANNE TALLEY

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

HOECHST EMPLOYEES CREDIT ASSOCIATION

(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

SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100--- Dollars (\$ 7,500.00) due and payable

IN ACCORDANCE WITH THE TERMS OF NOTE OF EVEN DATE HEREWITH FOR
WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from _____ at the rate of _____ 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 Greenville, in Chick Springs Township, being known and designated as Lot Nos. 16 and 17, Peace Haven, Section No. 2, as shown on plat thereof recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "VV", at Page 82, and being described together, according to said plat, as follows:

BEGINNING at an iron pin on the eastern side of Center Street at the joint corner of Lots 15 and 16 and running thence along Center Street N. 8-20 W. 31 feet to an iron pin; thence still with Center Street N. 9-10 E. 110.6 feet to an iron pin at the joint front corner of Lots 16 and 17; thence continuing with Center Street N. 9-10 E. 131.8 feet to an iron pin at the corner now or formerly belonging to J. B. Howard; thence with Howard's line N. 61- 52 E. 234.4 feet to an iron pin at the corner of Lots 7 and 17; thence S. 0-40 E. 131.7 feet to an iron pin at the joint corner of Lots 9, 12, 13, and 16; thence S. 64-07 W. 271.4 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor's herein by deed of Virginia B. Mann, dated August 14, 1973, and recorded August 31, 1973, in the R.M.C. Office for Greenville County in Deed Book 983 at Page 97.

THIS mortgage is junior in lien to that certain mortgage in favor of Federal Landbank of Columbia, recorded May 31, 1974, in the R.M.C. Office for Greenville County in R.E.M. Book 1312 at Page 243, in the original amount of \$28,000.00.

Mortgagee's Address:
Post Office Box 1400
Greer, S. C. 29651

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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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