

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Offices of Love, Thaxton & Arnold, Attorneys at Law, Greenville, S. C.

JUN 29 10 59 AM 1964

963 no 405

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CLAUDE W. ATKINS }
MORTGAGEE }
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLAUDE W. ATKINS AND DOLLIE ATKINS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **CHARLES L. ELLISON**

(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 **FOUR HUNDRED FORTY THREE AND 25/100-----**

DOLLARS (\$443.25),

with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid: **in monthly installments of \$40.00 each on the 27th day of each month hereafter until January 1, 1965, at which time the entire balance will be due and payable, with interest thereon from maturity at the rate of six per cent, per annum, to be computed and 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, 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 Greenville Township, near the City of Greenville, being shown and designated as lot # 31 on a subdivision known as Woodbriar, a plat of which is of record in the RMC office for Greenville County in Plat Book KE at Page 6, and described as follows:

BEGINNING at a point on the northwestern side of Woodbriar Court, at the joint front corner of lots 30 and 31, and running thence N. 60-49 W. 142.2 feet to a point at the joint rear corner of lots 30 and 31; thence S. 44-45 W. 53 feet to a point at the joint rear corner of lots 31 and 32; thence S. 50-35 E. 158.4 feet to a point on the northwestern side of Woodbriar Court; at the joint front corner of lots 31 and 32; thence with the northwestern side of Woodbriar Court, N. 39-25 E. 23 feet to a point; thence continuing with the northwestern side of Woodbriar Court, N. 25-32 E. 56.7 feet to the point of beginning. Being the same premises conveyed to the mortgagors by the mortgagee by deed to be recorded.

It is understood that this mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan Association recorded in Book of Mortgages 867 at Page 527, the balance being \$7256.75.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.