

MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE -

BOOK 1493 PAGE 147

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 14 3 04 PM '80
SONNIE S. TANKERSLEY
R.M.C.

Mortgagor's address: 10 Tara Avenue
Taylors, S. C. 29687

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jerry D. Atkinson and R. Beth McDonald

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Harrell Krell and Vivian B. Krell

(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 Eighteen Thousand Two Hundred Fifty and no/100-----
Dollars (\$ 18,250.00) due and payable

as provided in said promissory note

with interest thereon from _____ date _____ at the rate of 10.5% 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 Mortgagee 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, Chick Springs Township, about one-fourth mile south of the Town of Taylors, on the east side of the Hammett Road, adjoining lands of Henry Earle Alewine, and the same Mrs. Sara E. Adams, having the following metes and bounds, to-wit:

BEGINNING on an iron pin 20 feet east of the Center of the said Hammett Road, and 70 feet northward from the junction of the said Hammett Road and a proposed street, running thence N. 75-25 E., 206.5 feet to an iron pin, thence N. 14-25 W., 70 feet to an iron pin, the said Henry Earl Alewine's corner; thence along the said Henry E. Alewine's line, S. 75-25 W., 206.5 feet to an iron pin on the edge of the said Hammett Road; thence along the said road, S. 14-35 E. 70 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of C. Harrell Krell and Vivian B. Krell recorded in the RMC Office for Greenville County in Deed Book 1118 at Page 854.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
JAN 14 1980
R.M.C.

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 such 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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