

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED  
CO. S. C.  
3 06 PM '80  
W. H. SHERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK: 1495 998  
Fountain 1st St.  
20644

WHEREAS, TEDDY JOE ATKISON and ERMA P. ATKISON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MABLE THACKSTON KNIGHT,

(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 FIVE THOUSAND TWO HUNDRED FIFTY AND 72/100 ----- Dollars, \$25,250.72; due and payable

With interest computed at ten (10%) percent per annum from date until first payment and to be paid with first payment on January 1, 1981. There shall be 120 monthly installments of \$333.69 being composed of amortized principal and interest at ten (10%) percent per annum beginning January 1, 1981 and continuing each month thereafter until paid in full.

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

ALL that piece, parcel or tract of land, lying, being and situate in the State and County aforesaid and shown on a plat of property of Mable T. Knight prepared by C.O. Riddle R.L.S. on January 2, 1980, and of which plat the following described property is a portion and composes 15.09 acres more or less.

BEGINNING at an iron pin on the northwest side of Hellams Street in the Town of Fountain ( which iron pin is at the joint front corner of the within described property and property deeded to Willard and Linda Banks) and running thence along their common boundary N. 65-30 W. 377.85 feet to an old iron pin; thence with a branch as the line, the traverse of which is N. 73-53 E. 207.22 feet to an iron pin; thence leaving said branch and running S. 49-36W. 418.93 feet to an iron pin; thence turning and running N. 42-22W 328.36 feet to an iron pin; thence N. 72-01 W. 13.75 feet to an old iron pin; thence N.72-01 E. 149.37 feet to an old iron pin, near the edge of Quillen Avenue; thence along Quillen Avenue S. 17-20 W. 50 feet to an old iron pin; thence turning and running S. 72-01 E. 149.37 feet to an old iron pin; thence S. 17-20 W. 106 feet to an old iron pin; thence S. 40-25 E. 156.7 feet to an old iron pin; thence S. 40-37 E. 99.88 feet to an old iron pin; thence S. 40-18 E. 105 feet to an old iron pin; thence turning and running S. 49-32 W. 120 feet to an old iron pin; thence turning and running S. 49-32 W. 150 feet to an iron pin on the Northeast side of Cherry Lane thence along the edge of Cherry Lane S 40-42 E. 293.6 feet to an iron pin; thence S. 40-42 E. 50 feet to an iron pin; thence turning and running N. 49-32 E. 150 feet to an iron pin; thence turning and running S. 40-26E 175.9 feet to an old iron pin; thence turning and running N. 42-33 E. 57.69 feet to an old iron pin; thence N.41-11 E. 297 feet to an iron pin; thence N. 30-13 E. 305.82 feet to an iron pin on the western side of Hellams Street; thence along the edge of Hellams Street N. 14-38 E. 122.67 feet to an iron pin; thence N. 21-12 E. 200 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of even date, to be recorded herewith.

We have not examined the Courthouse records nor is this title certified.  
Younts, Gross, Gault & Smith

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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