

MORTGAGEES ADDRESS: P.O. BOX 677, Greer, S. C. 29652
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 PURCHASE MONEY
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED MAR 25 3 16 PM '82
 BOOK 88 PAGE 4221
 BOOK 1556 PAGE 517
 EDWARDS, DUGGAN & REESE
 Attorneys-at-Law
 P.O. Box 126
 Greer, S.C. 29651

WHEREAS, THOMAS G. ATKINSON AND JAMES A. HESS, a Partnership, d/b/a
 PEACHTREE ENTERPRISES,
 (hereinafter referred to as Mortgagor) is well and truly indebted unto ELMER S. WILSON, INC.

(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
 SIXTEEN THOUSAND AND NO/100ths Dollars \$ 16,000.00 due and payable
 in 35 consecutive monthly installments of \$296.42 each beginning 30 days
 from date and a final payment of \$9,340.85 on March 24, 1985,

Street to old iron pin; thence N. 80-29 W., 109 feet to old pin; thence
 N. 1-08 W. 115.2 feet to old pin on school lot; thence with school lot
 N. 75-49 W., 104.2 feet to pin near large water oak; thence S. 1-04 E.,
 237.4 feet to the north side of Bearden Street; thence with the North
 side of Bearden Street S. 82-14 E., 292.3 feet to the beginning corner.

THIS is the identical property conveyed to the Mortgagors by deed of
 the Mortgagee to be recorded of even date herewith and this mortgage is
 being given to secure a portion of the purchase price of the within
 described property.

THIS mortgage is second and junior in lien to that certain mortgage to
 Family Federal Savings and Loan Association from the Mortgagors in the
 amount of \$48,800.00 to be recorded of even date herewith.

It is agreed that in the event the Mortgagors default on the first
 mortgage, this mortgage shall become immediately due and payable.

It is further agreed that any payment not received within fifteen days
 of due date shall be subject to a late payment penalty of 5% of the
 payment amount.

It is further agreed and understood that this mortgage and the note it
 secures, shall become immediately due and payable if the subject property
 is transferred by deed or contract without the prior written consent of
 Mortgagee.

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Frank J. ...
 WITNESS

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY STAMP
 1984

PAID 6394
 AND SATISFIED IN FULL
 THIS 10th DAY OF AUGUST,
 1984
Elmer S. Wilson
 ELMER S. WILSON, INC. V.P.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
 pertaining, 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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