

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

FILED
 GREENVILLE S.C. MORTGAGE OF REAL ESTATE

AUG 30 1972
 To All Whom These Presents May Concern:
 ELIZABETH RIDDLE
 --R.M.C.

Whereas: HAROLD M. ATKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE W. BAKER

(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 -----

-----TWO THOUSAND AND NO/100THS.-----Dollars (\$2,000.00) due and payable

in monthly installments of \$89.54 with payment first applied to interest, balance to principal beginning September 15, 1972, and continuing on the 15th day of each successive month thereafter until paid in full

with interest thereon from date at the rate of seven per centum per annum to be 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, near the Town of Simpsonville, being known and designated as Lot No. 23 on plat of Map No. 1, Spring Forest Estates as shown by plat thereof prepared by C. O. Riddle, dated November, 1956, and recorded in Plat Book KK at page 117 in the RMC Office for Greenville County and with reference to said plat being hereby craved for a more particular description. According to said plat, both of these tracts are located on the northeasterly side of Spring Forest Drive.

This mortgage is junior to lien to that certain note and mortgage given by the grantor herein to the South Carolina Highway Department District Three Credit Union in the original amount of \$4,000.00, dated August 28, 1972, to be recorded herewith in the RMC Office for Greenville County.

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.