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MORTGAGE OF REAL ESTATE

3 39 PH '80 TO ALL WHOM THESE PRESENTS MAY CONCERN: ATTERSLEY

WHEREAS. BYRON E. GAULT and KAREN B. GAULT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto TEDDY JOE ATKISON and ERMA P. ATKISON,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THREE THOUSAND EIGHT HUNDRED SIXTY TWO AND 16/100 ----- Dollers (8,862.16) due and payable

Paid on demand with interest at ten (10%) percent to be paid with principal.

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 texes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid dabt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgages at any time for advances made to or for his account by the Mortgages, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly gaid by the Mortgages 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, self and release unto the Mortgages, its successors and as-

"ALL that certain piece, parcel or let of fand, 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 which plat the following portion is designated as 1.67 acres and described as follows:

BEGINNING at an old iron pin at the joint corner of the within property and property of Riggins and Atkison (which iron pin is S. 72-01 E. 149.37 feet from an old iron pin in the edge of Quillen Avenue) and running thence N. 17-20 E. 163.27 feet to an old iron pin; thence turning and running S. 46-29 E. 315.5 feet to an iron pin; thence with a branch as the line the traverse of which is N. 72-41 E. 289.07 feet to an iron pin; thence leaving said branch and running S. 49-36 W. 418.93 feet to an iron pin; thence turning and running N. 42-22 W. 328.36 feet to an iron pin; thence N. 72-01 W. 13.75 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of even date to be recorded herewith, by deed of Mabel T. Knight.

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

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Together with all and singular rights, members, herditaments, and appurtecences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise on be had thereform, 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 warrent and forever defend all and singular the said premises unto the Mortgagee forever, from and egainst the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.