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GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

BOOK 1191 PAGE 355

MAY 13 4 52 PM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John C. Kerns (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Carl M. Atkinson

(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

Three Thousand and no/100-----DOLLARS (\$ 3,000.00),
with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: \$1,500.00 plus interest at the rate of 7% per annum on April 30, 1972 and \$1,500.00 plus interest at the rate of 7% per annum on April 30, 1973

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, on the northern side of Rosewood Way and the southern side of Elm Street in the County of Greenville, State of South Carolina being shown on a plat of property of D. F. Chandler and C. M. Atkinson dated April 29, 1971, prepared by C. O. Riddle and recorded in Plat Book at Page in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rosewood Way at the corner of property designated Owens, Lot No. 7 and running thence with Rosewood Way N. 83-12 W. 85 feet to an iron pin; thence N. 12-42 E. 179.9 feet to an iron pin on the southern side of Elm Street; thence with said street S. 82-39 E. 85 feet to an iron pin; thence S. 12-42 W. 178.9 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Carl M. Atkinson to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.