Mortgagees' address: Rt. 4, Fork Shoals Rd., Greenville, S. C. 29605

V

STATE OF SOUTH CAROLINA THE COUNTY OF GREENVILLER (2 12 PH 180)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: $R_{c}H_{c} \in \mathbb{R}^{N}$ SL_{FV}

WHEREAS, I, John Marshall Mathers,

thereinafter referred to as Mortgagor) is well and truly indebted unto Frann E. Atkins and Ray M. Elliotte,

(hereinafter referred to as Mortgages) 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 Five Thousand Five Hundred Ninety-nine and 36/100-----

in five (5) equal annual installments of \$1,444.44 each, with the first payment being due and payable on May 5, 1981, and then thereafter each consecutive year on the anniversary date, until paid in full on May 5, 1985,

with interest thereon from date at the rate of $10\frac{1}{2}$ — per centum per annum, to be paid: Interest is computed in annual installments.

WHEREAS, the Mortgagor may hereafter become industed 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 indicated to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or Leresfter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 31 of The Highlands Horizontal Property Regime as is more fully described in Master Deed dated August 25, 1972, and recorded in the RMC Office for Greenville County in Deed Bol. 953 at Pages 113-182, and survey and plot plans recorded in Plat Book 4-S at Pages 20, 21 and 22, as amended by First Amendment to Master Deed dated March 5, 1974, and recorded in the RMC Office for Greenville County in Deed Vol. 996 at Pages 45-99, inclusive said new survey and plot plans being recorded in the RMC Office for Greenville County in Plat Book 5-F at Pages 18-20.

This is the same property conveyed to the mortgagor by the mortgagees on this date, and recorded in Deed Book 1/25, at Page 207, RMC Office for Greenville County.

This mortgage is junior to that given by the mortgagor to First Federal Savings and Loan Association, on even date, and recorded in Mortgage Book 1502, at Page 408, RMC Office for Greenville County.

Together with all and singular rights, members, hereditiments, and appurtenances to the same belonging in any way incident or appertuining, 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.

The Mortgager covenants that it is lawfully seized of the premises hereinabove described in ree simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free 2nd coar of all liens and encumbrances except as provided herein. The Mortgager further covenants to warrant and forever defend all and singular the said premises unto the Mortgager forever, from and against the Mortgager and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever,