800x 1271 PASE 545

STATE OF SOUTH CAROLING NEW YILLE.CO. S. C. COUNTY OF Greenville 11 2 11 27 11 27

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ARTAKKERSLEY R.H.C.

Joseph A. Atkison and Myrtle M. Atkison,

(hersinalter referred to as Mortgagor) is well and truly indebted unto Theron Robert Jones & Evelyn S. Jones

(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 Five Thousand Nine Hundred and No/100----
Dollars (\$5,900.00) due and payable

on January 1, 1974 with interest in the total amount of \$200.00 for a total payment due January 1, 1974 of \$6,100.00.

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Wilereas, 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, incurance premiums, public assessments, repairs, or for any other purposes:

NOV, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaic Sabt, and in order to secure the payment thereof, end 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 let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 1 on a plat prepared by E. E. Gary, Surveyor, dated May 11, 1950 and recorded in the RMC Office for Greenville County in Plat Book T at Page 430, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the western edge of Quillen Avenue (also known as Jones Mill Road), said point being joint front corner of Lots 1 and 2 and running thence along the joint property line of Lot 2 N. 71 W. 152.5 feet to a point; thence N. 20½ E. 80 feet to a point; thence S. 71 E. 150 feet to a point in the edge of Quillen Avenue; thence along the edge of Quillen Avenue S. 19 W. 80 feet to the point of beginning.

THIS BEING the same property which the Mortgagors herein received from the Mortgagee herein by deed dated April 2, 1973 and to be recorded in the RMC Office for Greenville County prior hereto.

Together with all and singular rights, members, herditaments, and oppurfocances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or 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 units the Mortgagee, its heirs, successors and assigns, farever.

The Mortgager 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 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 whomspever fawfully claiming the same or any part thereof.