

BOOK 809 PAGE 518

FILED GREENVILLE CO. S. C.

USE—FIRST MORTGAGE ON REAL ESTATE

NOV 27 12 58 PM 1959

MORTGAGE

OLLIE J. JANSWORTH
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, **James L. Knight,**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C.**, (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

Forty-eight Hundred -----
DOLLARS (\$ **4800.00**), with interest thereon from date at the rate of **Six and one-half (6½%)** per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Chick Springs Township**, lying on the west side of the Greer Pelham Road, bounded by lands formerly owned by J.C. James, L.M. James, W.B. Mayfield and Herbert Dillard, containing **forty (40)** acres, more or less, and having the following courses and distances according to a plat thereof by W.A. Christopher, Surveyor, dated February 25, 1925, to-wit:

BEGINNING at a large poplar on west side of creek, corner with lands formerly owned by J.C. James, and runs thence N. 83-15 E. 26.23 chains to a stone; thence N. 59-30 E. 3.82 chains to a maple, o.m.; thence S. 51-45 E. 2.50 chains to an iron pin in the Greer-Pelham Road; thence with said road, S. 72-15 E. 2.70 chains to an iron pin in said road; thence S. 35-20 E. 2.15 chains to the center of branch; thence S. 15-00 W. 2.22 links to the center of a spring; thence S. 69-45 E. 1.62 chains to an iron pin at bridge on south side of branch; thence S. 10-30 E. 9.60 chains to an iron pin on west bank of Greer-Pelham Road; thence N. 89-30 W. 36.50 chains to a stone, o.m.; thence N. 10-30 W. 9.13 chains to the beginning.

This is the same property conveyed to the mortgagor herein by deed of Julius F. Smith by deed recorded in the R.M.C. Office for Greenville County.

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.

Paid Aug. 28, 1961

Greer Federal Savings & Loan Assoc.

By: Fred L. Crow, Pres.

Witness:

Elizabeth C. Craia

Maia D. Smith

RECORDED AND CERTIFIED BY
6 DAY OF *Sept* 1961
Ollie Jansworth
CLERK FOR GREENVILLE COUNTY, S. C.
9:15 P.M. BOOK A. N. NO. 6252