

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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AUG 28 1962

WHEREAS, We, Amon A. Knight and Edith E. Knight,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. L. Vaughan and Minnie Vaughan

(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

Four Thousand and no/100 - - - - - Dollars (\$4,000.00) due and payable

Twenty-five (25.00) Dollars per month, the first payment becoming due and payable thirty (30) days from date and a like amount each and every month thereafter until paid in full.

with interest thereon from date at the rate of 4 per centum per annum, to be paid: annually

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, in Duncan Mills Village, and being more particularly described as Lot No. 90, Section 3, as shown on a plat entitled "Subdivision for Duncan Mills, Greenville, S. C.," made by Pickell & Pickell, Engineers, Greenville, S. C., on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S, at pages 173-177, inclusive. According to said plat the within described lot is also known as Lot No. 9 Wallace Street and fronts thereon 79.5 feet, and being the same lot of land conveyed to mortgagors by John W. Knight and Ellise F. Knight by deed dated August 28, 1962, which deed is recorded in the R.M.C. Office for Greenville County in Deed Book _____ at Page _____.

ALSO All that certain other piece, parcel and tract of land situate, lying and being in Grove Township, County and State aforesaid, and containing 4.31 acres, more or less, adjoining lands of W. L. Dyer, Homer Fuller, Charles Seawright and John Knight, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on corner of Homer Fuller and running thence along line of Homer Fuller, N. 16-36 E., 241.4 feet to an iron pin; thence N. 71-57 E., 315.4 feet to an iron pin; thence S. 77-15 E., 400 feet to an iron pin; thence S. 15-05 W., 230 feet to an iron pin; thence S. 89-00 W., 695.5 feet to the beginning corner, and being the same lot of land conveyed to the grantors by Sunie Gambrell by deed dated September 26, 1956, and recorded in the R.M.C. Office for the County and State aforesaid in Vol. 562 at Page 167.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rehts, 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.

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 warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.