

STATE OF SOUTH CAROLINA

JUL 13 2 07 PM 1967

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OLLIE E. DUCKWORTH
R. M. D.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe A. Knight and Hilegard S. Knight

(hereinafter referred to as Mortgagor) is well and truly indebted unto Enoch W. Duckworth

(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

Dollars (\$)) due and payable

* SEE STATEMENT BELOW

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

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, which is the same property described in the deed by Nell Ellison to mortgagors recorded in Deeds Book 721, Page 174.

*This mortgage of real estate is made, executed, and delivered as additional security by mortgagors to mortgagee for the performance of the June 6, 1967 Agreement between mortgagor, Joe A. Knight and mortgagee.

The condition of it is that if mortgagor Joe A. Knight performs the duties and obligations imposed upon him by that Agreement, then the lien of this mortgage will be satisfied and discharged, and mortgagee will so mark it.

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

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.

FOR SATISFACTION TO THE MORTGAGEE
SATISFACTION BOOK 58 PAGE 279

RECORDED
JUL 13 1967
GREENVILLE COUNTY