

William B. Long, Jr.

MORTGAGE OF REAL ESTATE - Offices of ~~WILLIAM B. LONG, JR.~~ ATTORNEYS AT LAW, GREENVILLE, S. C.

JUN 24 2 51 PM '70
OLLIE FARNSWORTH
R. M. C. SBLG-782581-00-03-COLA

STATE OF SOUTH CAROLINA,
County of Greenville

To All Whom These Presents May Concern:

WHEREAS, Thomas D. Knope and Gail D. Knope

hereinafter called the mortgagor(s), is (are) well and truly indebted to First Piedmont Bank and Trust Company, a South Carolina corporation----- hereinafter called the mortgagee(s),

in the full and just sum of Twenty Eight Thousand and No/100 (\$28,000.00)-----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: Five Hundred Eighty Nine Dollars (\$589.00), payable monthly, beginning one month from the date hereof and Five Hundred Eighty Nine Dollars (\$589.00) on the same day of each month thereafter, **

~~with interest from~~ ~~date~~ ~~at the rate of~~ ~~5.20~~ ~~per centum per annum until paid;~~ ~~interest to be computed and paid~~ ~~if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.~~

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that parcel of land situate in the County of Greenville, State of South Carolina, containing 6.06 acres more or less as shown on a plat entitled "Effie D. McDaid property," prepared by R. K. Campbell, Surveyor, on May 16, 1968, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Pelham Road at the corner of property now or formerly belonging to J. E. Parkhill and running thence N. 6-00 W., 1281 feet to an iron pin; thence N. 82-30 E., 238.4 feet to an old iron pin; thence S. 6-09 E., 1081 feet to an iron pin; thence S. 84-05 W., 222.25 feet to an iron pin; thence S. 6-00 E., 210.1 feet to an iron pin on Pelham Road, thence along said road, S. 83-29 W., 20 feet to the point of beginning.

This being the identical property conveyed to Thomas D. Knope and Gail D. Knope by deed of Effie D. McDaid dated July 22, 1968, and recorded that same date in Greenville County REM Volume 848 at page 630.

This mortgage is junior in lien to that mortgage given by Thomas D. Knope and Gail D. Knope to the Federal Land Bank of Columbia, dated July 18, 1968, and recorded July 22, 1968, in Greenville County REM Volume 1098 at page 127 and also to that mortgage given by Thomas D. Knope and Gail D. Knope to Motor Contract Company of Greenville, Inc., dated February 16, 1969, and recorded that same date in Greenville County REM Volume 1114 at page 639.

** until the principal with interest is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable five years from the date hereof. Each said monthly installment or any portion thereof, to be applied first to the payment of interest and the balance, if any, as a credit to principal.