

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1221 PAGE 329

OFFICE OF THE REGISTER OF DEEDS
FEB 17 3 10 PM '62
BELLIE FARNSWORTH
R.M.C.

WHEREAS We, George H. Lindsey and Alvin E. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. L. Knight and Kate H. Knight

(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

ELEVEN THOUSAND AND NO/100 - - - - - Dollars (\$ 11,000.00) due and payable

at the rate of \$2,200.00 per year, commencing one year from date and continuing at the rate of \$2,200.00 per year until paid in full - the entire unpaid balance to become due and payable at the end of five years from date, with the right to anticipate the whole amount or any part thereof on any interest-bearing date plus interest with interest thereon from date at the rate of 7 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 Mortgagee 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 containing 5.28 acres situate on the West side of State Highway No. 101 (Gap Creek Road) and the Southeast side of the Blind Tyger Bridge Road in Highland Township, Greenville County and having the following metes and bounds according to a survey thereof made by Terry T. Dill on February 27, 1962:

BEGINNING at an iron pin in the center of the intersection of Highway 101 and the Blind Tyger Bridge Road and running thence along the center of Highway No. 101, S. 7-07 East 275 feet to an iron pin; thence continuing along said road, S. 14-33 East 379.7 feet to an iron pin; running thence along line of property now or formerly of G. A. Sandlin and B. L. Suddeth, N. 75-51 West 640.7 feet to an iron pin; running thence N. 27-10 West 149.8 feet to the center of Blind Tyger Bridge Road; running thence along the center of said road, N. 57-71 East 400 feet to an iron pin; thence continuing with the center of Blind Tyger Bridge Road, N. 57-51 East 258.4 feet to an iron pin, the beginning corner. It being the intention of the mortgagors to mortgage all the property and improvements and easements and rights of way as shown on plat above referred to; said plat being recorded in Plat Book WW, at page 239, RMC Office for Greenville County.

Together with all and singular rights, members, hereditaments, 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.