

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JAN 7 11 56 AM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.O.

WHEREAS,

John M. Knecht and Alice L. Knecht

hereinafter referred to as Mortgages) is well and truly indebted unto

Braxton M. Cutchin, III and Joan H. Pfeiffer

hereinafter referred to as Mortgages) 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 One Thousand and No/100-----

Dollars (\$ 1,000.00) due and payable

in monthly installments of \$86.99 on the 6th day of each and every month hereafter, commencing on the 6th day of January, 1973.

with interest thereon at the rate of 8% per centum per annum, to be paid monthly

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 payment for taxes, insurance premiums, public assessments, repairs, or for any other purposes

AND WHEREAS 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 making and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents has granted, sold and released unto the Mortgagee, its successors and assigns:

All that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, on the southwestern side of LeGrand Boulevard, being known and designated as the major portion of Lot No. 165, as shown on a Plat of Sherwood Forest, recorded in the S. W. C. Office for Greenville County, in Plat Book "GG", at Pages 70 and 71, and according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of LeGrand Boulevard, at the joint front corners of Lots 164 and 165, and running thence S. 48-53 W. 172.9 feet to an iron pin; thence N. 57-26 W. 66.8 feet to an iron pin; thence along the southwestern side of LeGrand Boulevard; thence along the southwestern side of LeGrand Boulevard S. 45-13 E. 136 feet to an iron pin, the beginning corner.

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, situated or fixed 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.

IT IS HEREBY COVENANTED AND AGREED that all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee 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 Mortgagee 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.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee insofar as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the entire rate of the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or if such amount is not so required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and shall hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether due or not.