

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOE M. KNIGHT & JEAN P. KNIGHT

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE PALMETTO BANK

(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 One Hundred Sixty

One and 68/100----- Dollars (\$4,161.68) due and payable

six (6) months from date

with interest thereon from date at the rate of --8%-- per centum per annum, to be paid: in advance

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, two miles, more or less, from the Town of Fountain Inn, and being that triangular shaped tract lying between the intersection of the Greenpond Road and Fork Shoals Road, containing 3.79 acres, more or less, according to a plat prepared by John E. Woods, R.L.S., dated January 4, 1972, and being entitled "Property of J. B. & Evelyn M. Gaines" and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a nail and cap in the center of the Greenpond Road at intersection of said Road and Fork Shoals Road; and running thence with the center of the Greenpond Road S. 9-18 W. 783.6 feet to a nail and cap in center of said Road, joint corner with lands of Gault; thence with the Gault line, crossing an iron pin 25 feet from the center of the Greenpond Road, N. 82-12 W. 450 feet to a nail and cap in the center of the Fork Shoals Road, crossing an iron pin 25.4 feet from the center of the Fork Shoals Road; thence with the center of said Fork Shoals Road N. 45-08 E. 285.1 feet to a nail and cap in center of said road; thence continuing with center of road N. 37-12 E. 248.1 feet to a nail and cap in center of road; thence with center of road N. 30-57 E. 373.4 feet to a nail and cap in center of Road at intersection with Greenpond Road; thence across intersection S. 76-46 E. 28.9 feet to a nail and cap in center of Greenpond Road, the point of beginning; said triangular-shaped tract being bounded by the Greenpond Road; lands of Gault; and Fork Shoals Road.

This is the identical property conveyed to the Mortgagors herein by deed of John B. Gaines and Evelyn M. Gaines to be recorded of even date herewith.



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.

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