

FILED
GREENVILLE CO. S. C.

BOOK 1378 PAGE 94

SEP 20 10 50 AM '76

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 17th day of September, 1976, between the Mortgagor, Allen M. Knight, Jr. and Cynthia B. Knight (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~-----~~ **TWENTY-EIGHT THOUSAND AND NO/100 (\$28,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated September 17, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2006;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that lot of land located in the State of South Carolina, County of Greenville, on the north side of Hilltop Drive, being shown and designated as Lot No. 21 on plat of FLYNN ESTATES, recorded in Plat Book W at page 195, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Hilltop Drive at joint front corner of Lots Nos. 20 and 21, and running thence with line of Lot No. 20, N. 22-25 W. 200 feet to an iron pin; thence with rear line of Lot No. 32, S. 67-35 W. 100 feet to an iron pin, joint rear corner of Lots 22 and 21; thence with line of Lot No. 22, S. 22-25 E. 200 feet to an iron pin on Hilltop Drive; thence with said drive, N. 67-35 E. 100 feet to the point of beginning.

This being the same property conveyed to mortgagors by deed of Robert F. Hargett, Jr. and Clarice H. Hargett, dated September 17, 1976, to be recorded herewith.

S. 11.20



which has the address of Hilltop Drive, Taylors, South Carolina 29687 (herein "Property Address");
(Street) (City)
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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