1356 538
BOOK 1425 PAGE 765

United Federal Savings and Loan Association

Fountain Inn, South Carolina

FILED
GREENVILLE CO. S.C.
MAR 13 9 57 AM '78
DONNIE S. TANKERSLEY
R.H.C.

MAR 13 1978

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mary Ann N. Knight and Johnny W. Knight

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Fifty-five Thousand and no/100---------- DOLLARS ($55,000.00), with interest thereon from date at the rate of nine (9%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 7.3 acres as shown on plat entitled "Property of Johnny W. and Mary Ann Knight," prepared by W. R. Williams, Jr., Engineer/Surveyor, dated April, 1976, containing the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the northern side of Harrison Bridge Road, which point is 336.35 feet from property of Johnny W. and Mary Ann Knight and running thence N. 60-00 W. 644.65 feet to an iron pin; thence S. 42-02 W. 455.4 feet to an iron pin; thence S. 47-45 E. 595.2 feet to an iron pin; thence along Harrison Bridge Road, N. 45-27 E. 593.15 feet to an iron pin, the point of beginning.

This is a portion of the property inherited by Mary Ann N. Knight and Johnny W. Knight from S. D. Knight on July 28, 1964, and recorded in Book 754 at Page 129.

Mortgage is being re-recorded to correct derivation: This is the same property conveyed to Johnny W. Knight and Mary Ann Knight by deed of Jo-Mar Liquors, Inc., dated August 8, 1976, recorded in Book 1074 at Page 334 on February 27, 1978.

DOCUMENTARY STAMP TAX 22.00

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