

P. O. Box 937
Greenville, S. C. 29602

GREENVILLE CO. S. C.

OCT 2 10 53 AM '78

BOOK 1445 PAGE 286

DEBORAH S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of September, 1978, between the Mortgagor, Benjamin Paul Knott, Jr. and Norma L. Knott, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

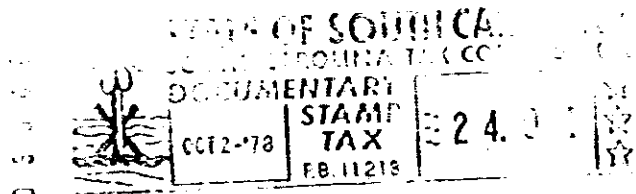
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty thousand fifty (\$60,050.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008

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 certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 84 on a Plat of KINGSGATE, recorded in the RMC Office for Greenville County in Plat Book WWW, at Pages 44 and 45, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the easterly side of Lambourn Way, joint front corner of Lots 82 and 84, and running thence along Lambourn Way, N 16-35 W, 125 feet to a point; thence following the curve of the intersection of Lambourn Way and East Kenilworth Drive, the chord of which is N 34-16 E, 31.6 feet to a point on the southerly side of East Kenilworth Drive; thence with the southerly side of East Kenilworth Drive, N 82-16 E, 136.6 feet to an iron pin, joint corner of Lots 83 and 84; thence with the common line of said Lots, S 16-50 E, 124 feet to an iron pin, joint rear corner of Lots 82 and 84; thence with the common line of said Lots, S 73-25 W, 159.7 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of William O. Sermons and Kathryn G. Sermons, dated September 29, 1978, to be recorded simultaneously herewith.



which has the address of 306 Lambourn Way Greenville, S. C.,
[Street] [City]
29615 (herein "Property Address");
[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 seized 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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