

FILED
GREENVILLE CO. S. C.
APR 25 1 01 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VOL 1404 PAGE 228

THIS MORTGAGE is made this 25 day of April, 1979, between the Mortgagor, FRANK R. KNOX AND JANE D. KNOX

(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 Sixty Three Thousand Five Hundred and 00/100 (\$63,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2009;

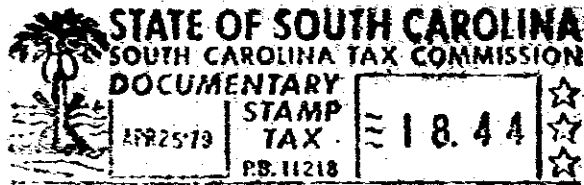
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, at the southwestern intersection of Bramble Circle and Dove Tree Road and being known and designated as Lot 126 on a plat of Dove Tree recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4X at Pages 21, 22 and 23 and having, according to said plat, the following metes and bounds:

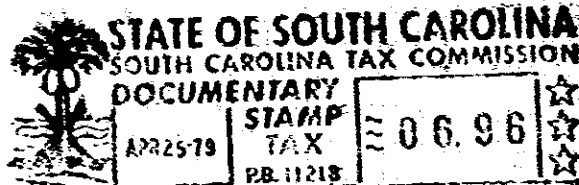
BEGINNING at an iron pin on the southern side of Dove Tree Road at the corner of Lots 126 and 127 and running thence with the line of Lot 127, N. 76-04 W. 160.0 feet to an iron pin; thence N. 13-51 E. 124.3 feet to an iron pin; thence S. 76-04 E. 135.0 feet to an iron pin; thence S. 31-07 E. 35.3 feet to an iron pin; thence S. 13-51 W. 99.3 feet to the point of beginning.

BEING THE same property conveyed to the Mortgagors herein by deed of Merrill Lynch Relocation Management, Inc., said deed being dated April 17, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 1101 at Page 191.

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which has the address of 403 Dove Tree Road, Greenville, South Carolina
(Street) (City)
(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 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.

RECORDED

4328 RV.2