

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.

BOOK 1498 PAGE 35

MAR 11 3 04 PM '88 MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:
DONALD S. HARRIS
R.M.C.

WHEREAS, KENNETH DUANE RICHARDS AND LINDA F. RICHARDS

(hereinafter referred to as Mortgagor) is well and truly indebted unto WOFFORD L. KNIGHT AND ARMILDRIA J. KNIGHT
Route 3, Simpsonville, S.C. 29681

(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 NINETEEN THOUSAND SIX HUNDRED NINETEEN AND 24/100-----Dollars (\$19,619.24) due and payable

in 240 monthly installments of \$176.52 beginning on April 15, 1980 and being due on the same date of each month thereafter until paid in full.

with interest thereon from date at the rate of NINE per centum per annum, to be paid MONTHLY

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, in Austin Township, being shown and designated as Lot No. 30 on a plat of property made for D. N. Mayfield Estate by J. O. Bruce, Engineer dated November 4, 1952 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book CC, Page 199 and having such metes and bounds, as shown thereon; reference to said plat is hereby craved for a more particular description. This lot is located on the westerly side of Holland Street and fronts thereon 70 feet with a depth of 287 feet on one side and 280 feet on the other side and having 70.3 feet across the rear.

ALSO:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in Austin Township, being shown and designated as Lot No. 29 on a plat of property made for D. N. Mayfield Estate by J. O. Bruce, Engineer dated November 4, 1952 and recorded in the RMC Office for Greenville County in Plat Book CC, Page 199 and having such metes and bounds, as shown thereon; reference to said plat is hereby craved for a more particular description. This lot is located on the westerly side of Holland Street and fronts thereon 80 feet with a depth of 287 feet on one side and 293.5 feet on the other side and having 90 feet across the rear.

This is the identical property conveyed to the mortgagor by deed of Wofford L. Knight a/k/a Wofford Lee Knight and Armildria J. Knight to be recorded on even date herewith.

RECORDED IN THE
PUBLIC RECORDS OF THE
COUNTY OF GREENVILLE,
SOUTH CAROLINA
ON MARCH 11, 1988
AT 3:04 PM
BY DONALD S. HARRIS
R.M.C.

1498 153

Together with all and singular rights, members, herditaments, 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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