

P. O. Box 408
Greenville, SC 29602 MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
REC. S.C. MORTGAGE OF REAL ESTATE

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ALL WHOM THESE PRESENTS MAY CONCERN:

SONNERSLEY
M.C.

WHEREAS, WILLIAM E. KNUPP and MARY E. KNUPP

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT W. HUMPHREYS and SUSAN L. HUMPHREYS

(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 Seven Thousand and NO/100----- Dollars (\$ 7,000.00) due and payable

in full on or before December 1, 1981.

with interest thereon from June 1, 1981 at the rate of 10% per centum per annum, to be paid: at maturity

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, on the eastern side of Ashford Avenue, being shown and designated as Lot 93 on a plat of Property of Ralph H. Witt, revision of Lots 92 and 93, Vista Hills, made by Dalton & Neves, September, 1951, and recorded in the RMC Office for Greenville County in Plat Book AA at Page 151, and having, according to said plat, such metes and bounds as appears thereon.

THIS being the same property conveyed to the mortgagors herein by deed of Robert W. and Susan L. Humphreys, of even date, to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage given to First Federal Savings & Loan Association of Greenville, SC, in the amount of \$42,300.00, recorded in the RMC Office for Greenville County on December 28, 1979 in Mortgage Book 1492 at Page 230, being assigned to South Carolina State Housing Authority on December 28, 1979 and recorded in Mortgage Book 1492 at Page 233.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 whatsoever lawfully claiming the same or any part thereof.

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