

DONNIE S. TANKERSLEY
R.M.C.

FILED
GRF: A.M.C. CO. S.C.

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R.M.C.

BOOK 1551 PAGE 709

MORTGAGE

THIS MORTGAGE is made this 2nd day of September, 1981, between the Mortgagor, Lawrence L. Knighton, (herein "Borrower"), and the Mortgagee PALMETTO SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand and no/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 1986 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1986;

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 those lots of land, situate, lying and being in Austin Township, Greenville County, State of South Carolina, a short distance East of the Town of Simpsonville, adjoining each other constituting a single lot of land and described separately as follows:

PARCEL #1: ALL that certain lot of land known as lot number 2 on a plat of the property of David N. Mayfield, according to survey made by W.J. Riddle, Surveyor, dated in 1940 and beginning at a point in the Georgia Road at corner of Lot Number 1 of said subdivision and running thence along line of Lot Number 1 S. 9-30 E. 209 feet to stake; thence No. 30-30 E 104.5 feet to stake at corner of lot number 3; thence along line of Lot Number 3, N. 9-30 W. 209 feet to a point in Georgia Road; thence along Georgia Road, S. 80-30 W. 104.5 feet to the beginning corner containing 1/2 acre, more or less.

PARCEL #2: ALL that lot of land beginning at a point in the center of public road at a point 215 feet southeast of Georgia Road; and running thence along line of Lot Number 2 previously described, N. 79 1/2 E. 1.57 chains to iron pin at corner of Lot Number 2 and Lot Number 3; thence along the line of Smith N. Mayfield, S. 10 1/2 E. 1.00 chains to a point in center of road; thence along center of said road N. 71 W. 1.76 chains and containing .8 of an acre, more or less, according to survey made by E. E. Gary, Dated April 18, 1947.

PARCEL #3: ALL that piece, parcel or lot of land in Austin Township, County of Greenville, State of South Carolina, and being known and designated as Lot #3 on plat of property of David N. Mayfield made by W. J. Riddle, February 7, 1940, and described as follows:

BEGINNING at a point in the Georgia Road at corner of Lot #2 and running thence along line of Lot #2, S 9-30 E. 209 feet to a stake; thence N 80-30 E. 104.5 feet to a stake at corner of Lot #4, thence along line of Lot #4, N. 9-30 W. 209 feet to a point in the Georgia Road; thence along the Georgia Road S 80-30 W. 104.5 feet to the beginning corner, and containing one-half of one acre.

which has the address of Simpsonville, S.C. (Street)
..... (herein "Property Address");
(State and Zip Code)

STATE OF SOUTH CAROLINA
WITH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 10.00

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.

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