

OFFICE OF JUDICIAL CLERK  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
OCT 1981  
0880

GRANT FILED  
MORTGAGE S.C.  
3 04 PM '81

300.1554 801

THIS MORTGAGE is made this 2nd day of October 1981, between the Mortgagor, Betty Holcombe Knight (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand and No/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 2, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2006

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 tract of land, with the improvements thereon, situated in the County of Greenville, State of South Carolina, containing .59 Acres, being known and designated as Tract No. 4 in accordance with plat made for E.H. Holcombe, dated May, 1966, by C.O. Riddle and being recorded in the RMC Office for Greenville County in Plat Book at Page and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of Holcombe Road, joint front corner with Tract #3 and running thence along the center of Holcombe Road S. 19-23 E. 143.9 feet to point in center of Holcombe Road; thence turning and running N. 48-38 E. 249.2 feet to iron pin; thence N. 48-33 E. 135.5 feet to point where Tract No. 3 intersects; thence along Tract No. 3 S. 70-37 W. 356.7 feet to point in center of Holcombe Road, being the point of beginning.

ALSO:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being a portion of the Maggie Holcombe Estate property as appears of record in the RMC Office for Greenville County in VOL. 115 at Page 93, and having the following metes and bounds, to-wit, according to a survey made by C.O. Riddle, on January 8, 1962:

BEGINNING at an iron pin in the center of Georgia Road, said pin being 34 feet from the property line and center of Harrison Bridge Road and running thence S. 39-44 W. 336.2 feet to an iron pin in center of said Georgia Road and Holcombe Road; thence with the center of Holcombe Road N. 24-31 W. 389.2 feet to an iron pin in Holcombe Road, said iron pin being 22.4 feet from the property line and being a joint corner of Maggie Holcombe estate; thence N. 49-03 E. 249.2 feet to an iron pin, joint corner of Ansel Kellett property; thence with the line of Ansel Kellett property S. 36-01 E. 320 feet to an iron pin in center of Harrison Bridge Road and Georgia Road, the point of beginning. Caontaining 2.27 acres more or less according to the above mentioned plat.

This being the same property conveyed to the mortgagor herein by deed of Thomas Carroll Holcombe as recorded in Deed Book 1156 at Page 475 in the RMC Office for Greenville County, S.C., 10-8-81. which has the address of Route 3, Holcombe Road, Simpsonville, S.C.

S.C. 29681 (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.

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