

FILED  
 GREENVILLE CO. S. C.  
 STATE OF SOUTH CAROLINA 3 14 PM '81  
 COUNTY OF GREENVILLE BANKERSLEY  
 DONNIE R.H.C.

MORTGAGE OF REAL ESTATE  
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT G. KNABE AND KATHRYN P. KNABE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION

(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

FIVE THOUSAND AND EIGHTY-ONE and 04/100----- Dollars (\$5081.04 due and payable

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid as per note executed <sup>this date</sup> ~~herewith~~

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 for 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 place, 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, Town of Simpsonville, situate on the western side of South Maple Street, and shown as Property of Robert G. Knabe and Kathryn P. Knabe on plat prepared by R.B. Bruce, of Carolina Surveying Co., dated May 5, 1976 and recorded in Plat Book 55 at Page 61 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin of S. Maple Street and running thence along said Maple Street, S. 13-45 E., 102.3 feet to an iron pin at corner of property now or formerly of Buelah Roberts; thence S. 65-0 W., 240 feet to an iron pin at corner of property now or formerly of Bessie Smith; thence turning and running along property line now or formerly of Ruth Barbery, N. 13-45 W., 102.3 feet to an iron pin; thence along the line of property of Thalia Pollard, N. 65-0 E., 240 feet to an iron pin on South Maple Street, being the point of beginning.

This conveyance is subject to any restrictive covenants of record and to any easements or rights of way affecting the above described property.

This is the identical property conveyed to the Mortgagors herein by deed of Edgar S. Fowler and recorded in the RMC Office for Greenville County in Deed Book 1035 at Page 861 on May 6, 1976.

This mortgage is second and junior in lien to that certain mortgage assumption executed by Robert G. Knabe and Kathryn P. Knabe and in favor of South Carolina National Bank, recorded in Mortgage Book 1366 at Page 847 in the original amount of \$18,000.00 recorded in the RMC Office for Greenville County, South Carolina dated May 6, 1976.

1981 Greenville County Taxes in the amount of \$58.99, are now due and payable.

1981 Simpsonville City Taxes are accrued but not due and payable.

Together with all and singular rights, members, hereditaments, 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 and 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 that said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.