

GO: FILED
SOUTH CAROLINA
JAN 27 11 48 AM '82
RECORDERS

MORTGAGE

acc: 1582 PAGE 69

THIS MORTGAGE is made this 22nd day of January 1982, between the Mortgagor, Allen R. Knapp and Miriam L. Knapp (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand One Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 22, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2012

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 piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, in the Town of Simpsonville, being known and designated as Lot No. 36 of a subdivision as shown on plat entitled "Section 1, Powderhorn", dated July 26, 1973, more recently revised March 1, 1974, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4X at Page 95, and more recently revised by Carolina Surveying Company, by plat dated January 22, 1982, recorded in the RMC Office for Greenville County, S. C. in Plat Book 3X, Page 59, reference to which plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by Deed of Kent A. Davis and Lynn M. Davis, of even date, to be recorded herewith in the RMC Office for Greenville County, S. C.

Mortgagee's address: P. O. Box 1268, Greenville, S. C. 29602

RECORDERS OFFICE
DOCUMENTARY
JAN 27 1982
STAMP

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which has the address of 107 Canebrake Lane Simpsonville S. C. 29681 (herein "Property Address");
[Street] [City] [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 seized 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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