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GREENVILLE CO. S. C.

BOOK 1587 PAGE 524

MORTGAGE

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DONN E. STANKERSLEY

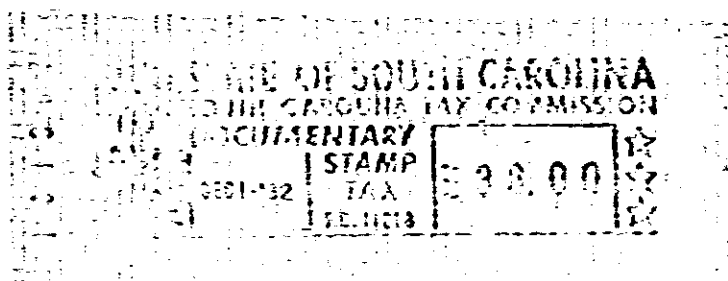
THIS MORTGAGE is made this 30th day of November 19.82., between the Mortgagor, James W. Knox, Jr. and Sandra M. Knox (herein "Borrower"), and the Mortgagee, Charter Mortgage Company, a Florida Corporation, a corporation organized and existing under the laws of Florida, whose address is 25 West Forsyth Street, P.O. Box 2259, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY THOUSAND AND NO/100 (\$90,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 December 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, with improvements thereon or hereinafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of the turn around of Redcliffe Road and being shown and designated as Lot No. 4 on plat of Pelham Estates, Section 3, recorded in the RMC Office for Greenville County in Plat Book 4G, at page 13, and on a more recent survey entitled "Property of James W. & Sandra M. Knox, Jr.", prepared by Tri-State Surveyors, dated September 28, 1982, recorded in the RMC Office for Greenville County in Plat Book 9-I, page 61, reference is hereby craved to said more recent survey for a metes and bounds description thereof.

This is the same property conveyed to the above named mortgagors by deed of Fred J. Zahn and Shirley S. Zahn to be recorded of even date herewith.



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which has the address of Lot 4, Redcliffe Road, Pelham Estates, Sec. III, Greenville, South Carolina 29615 (herein "Property Address");

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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