

State of South Carolina

BOOK 1591 PAGE 91
Mortgage of Real Estate

County of GREENVILLE

CO. S. C.
JAN 10 10 39 PM '83
H.C. WEAVER SLEY

THIS MORTGAGE is dated January 6, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Lawrence L. Knighton

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is
116 Northeast Main, Simpsonville, S.C.

THE "NOTE" is a note from Lawrence L. Knighton
to Mortgagee in the amount of \$ 16,500.00, dated January 6, 19 83. The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is July 5, 19 83. The amount of debt secured by
this Mortgage, including the outstanding amount of the Note and all Future Advances under
paragraph 13 below, shall at no time exceed \$ 16,500.00, plus interest, attorneys' fees, and
court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under
paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee
shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest:
(a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c)
Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts
which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other
valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and
convey to Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel or lot of land, with all improvements thereon, or
hereafter constructed thereon, lying and being in the State of South Carolina, County
of Greenville, on the southern side of East Curtis in the Town of Simpsonville, South
Carolina, and being known and designated as Lot No. 2 of Property of F.M. Todd Estate
as shown on a plat thereof by W.J. Riddle Surveyor, dated January 26, 1951, and being
more commonly known as a part of the F.M. Todd Homeplace said lot being situate on
the northwest corner of said Homeplace and having according to the aforementioned
plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Curtis Street joint front
corner of Lots Nos. 1 and 2 and running thence with the joint line of said lots S.18-0E.,
276.8 feet to an iron pin in the line of Lot No. 3; thence with the line of Lot No. 3,
S.74-17W., 96 feet to an iron pin at the corner of property now or formerly belonging
to P.N. Gresham Estate; thence with Gresham's line N.18-0W., 288.4 feet to an iron pin
on the southern side of East Curtis Street; thence with the southern side of East Curtis
Street, N.81-01E., 98 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of Richard
Allen Smith, Jr. and Judy Dianne Smith, said deed being recorded August 8, 1977, in the
RMC Office for Greenville County in Deed Book 1062, at page 4.

This mortgage is subordinate and junior in lien to that mortgage given by the
mortgagor herein to Palmetto Savings & Loan Association of Laurens on August 5, 1977,
in the original amount of \$20,000.00. Said mortgage was recorded on August 8, 1977,
in the RMC Office for Greenville County in Mortgage Book 1406, at page 378.

ALSO: Those two parcels of land located in Greenville County, with all improvements
thereon or hereafter constructed thereon, described as follows:

Parcel No. 1: All that piece, parcel or lot of land, lying and being in Austin
Township, Greenville County, South Carolina, located on the North side of College Street
in the Town of Simpsonville, being shown as a portion of Lot #3 on a plat of property
made by E.E. Gary, Surveyor on Feb. 22, 1946, and likewise is shown as all of Lot #3 as
shown on a plat of subdivision of the above Lot #3 as made by W.J. Riddle, Surveyor,
in March, 1948, and is more specifically described as follows: BEGINNING at an iron
pin on the North side of College Street and joint corner of lot now or formerly of
Mayfield and running thence along property line now or formerly of R.H. Mayfield,
N.24-33W., 100 feet to an iron pin; thence N.65-00E., 27 feet to iron pin on proposed
alley; thence along proposed alley S.24-33E., 100 feet to iron pin on North side of
College Street; thence along College Street S.65-00W., 27 feet to the beginning corner.

Parcel No. 2: All that piece, parcel or lot of land in Austin Township, Greenville
County, South Carolina, located on the North side of College Street in the Town of Simp-
sonville and being shown as Lot #2 on plat of survey of lands of H.W. Abbott made by
W.J. Riddle, Surveyor, in March, 1948, and adjoining lands now or formerly of Horace
Goodwin and other lands now or formerly of H.W. Abbott, and described as follows:
BEGINNING at an iron pin on the North side of College Street and corner of Lot #1 owned
now or formerly by Horace Goodwin, and running thence along (continued on attached page)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any
way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now
or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference
thereto);

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