

Feb 19 12 17 PM '83

JOHN ANBERSLEY
R.M.C.

MORTGAGE

BOOK 1595 PAGE 213

THIS MORTGAGE is made this 17th day of February 1983, between the Mortgagor Lawrence L. Knighton (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Five Thousand and no/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 10, 2003

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 piece, parcel or lot of land in Austin Township, County of Greenville, State of South Carolina, and being known and designated as Lot #3 on plat of property of David N. Mayfield made by W.J. Riddle, February 7, 1940, and described as follows:

BEGINNING at a point in the Georgia Road at corner of Lot #2 and running thence along line of Lot #2, S.9-30E., 209 feet to a stake; thence N.80-30E., 104.5 feet to a stake at corner of Lot #4; thence along line of Lot #4, N.9-30W., 209 feet to a point in the Georgia Road; thence along the Georgia Road, S.80-30W., 104.5 feet to the beginning corner, and containing one-half of one acre.

This being the same property conveyed to me by deed of Irene Gwinn, same as Irene Gwinn Baughcome, dated November 3, 1968, and recorded in the RMC Office for Greenville County in Deed Book 857, at page 36, on November 26, 1968.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
IN THE COUNTY OF GREENVILLE
THIS 17th DAY OF FEBRUARY 1983
AT WOODRUFF, SOUTH CAROLINA
JOHN ANBERSLEY
REGISTER

which has the address of E. Georgia Road Simpsonville
[Street] [City]
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 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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RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA