

MORTGAGE

GREENVILLE FILED 11/08

THIS MORTGAGE is made this 8th day of July 19 83, between the Mortgagor, HENRY M. KNIGHT and MELINDA KNIGHT (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F. S. B., a corporation organized and existing under the laws of The United States of America, whose address is 101 East Coffee Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY EIGHT THOUSAND, EIGHT HUNDRED & NO/100 (\$88,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 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 August 1, 2013.

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, situate, lying and being on the northern edge of Loblolly Lane, in the City of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 8 on plat entitled "Section 5-Forrester Woods" by Carolina Surveying Company, dated September 30, 1981, and recorded in Greenville County Plat Book 8-P at Page 100, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Loblolly Lane, joint front corner of Lots Nos. 7 and 8, and running thence along the common line of said lots, N. 76-27 W. 132.4 feet to an iron pin in the center of a creek; thence running with said creek as the line, N. 4-35 E. 26.5 feet to an iron pin and N. 1-55 W. 69.3 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 9; thence along the common line of said lots, S. 73-50 E. 157.0 feet to an iron pin on the northern edge of Loblolly Lane; thence along said lane, S. 16-10 W. 75.0 feet to an iron pin; thence continuing along said lane, S. 6-00 W. 10.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Danco, Inc., dated February 28, 1983, and recorded in Greenville County Deed Book 1183 at Page 456.

RECORDED IN GREENVILLE COUNTY SOUTH CAROLINA DEED BOOK 1615 PAGE 144

which has the address of 115 Loblolly Lane, Greenville, South Carolina 29607 (Street) (City) (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.

01615

428 RV-21