

1020-570

FILED
GREENVILLE

MORTGAGE

AUG 11 1 07 PM '83

THIS MORTGAGE is made this 11th day of August 1983, between the Mortgagor Harry R. Knighton and Donna C. 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 August 11, 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 September 1, 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:

PARCEL 1

ALL that piece, parcel or lot of land with improvements thereon situate, lying and being in Austin Township, County of Greenville, State of South Carolina, and being known and designated as Lot No. 5 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 No. 4 and running thence along line of Lot No. 4 S 9-30 E, 209 feet to a stake; thence N 80-30 E, 104.5 feet to a stake at corner of Lot No. 6; thence along line of Lot No. 6 N 9-30 W, 209 feet to a point in the Georgia Road; thence along the Georgia Road S 80-30 W, 1045 feet to the beginning corner and containing one-half of one acre.

PARCEL 2

ALL that piece, parcel or lot of land with improvements thereon situate, lying and being in Austin Township, Greenville County, South Carolina, on the Georgia Road, East of the Town of Simpsonville, known as Lot No. 4 on plat by W. J. Riddle, February 7, 1940, and described as follows:

BEGINNING at a point in the Georgia Road at corner of Lot No. 3, running thence along line of Lot No. 3 S 9-30 E, 209 feet to stake; thence N 80-30 E, 104.5 feet to stake; thence along line of Lot No. 5, N 9-30 W, 209 feet to a point in Georgia Road; thence along Georgia Road S 80-30 W, 104.5 feet to the beginning. Said lot contained one-half (1/2) acres, more or less.

These being the identical parcels of land conveyed to Mortgagors herein by deed of L. L. Knighton and Jean T. Knighton dated August 11, 1983 and recorded in the R.M.C. Office for Greenville County in Deed Book 1194 at Page 232.

which has the address of Lots 4 and 5, Mayfield Subdivision, Simpsonville (City) S. C. 29681 (State and Zip Code) (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 seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unincumbered, 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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