

BOOK 1024 PAGE 282

FILED P. O. Box 408
GREENVILLE S.C. Greenville, SC 29602

SEP 6 3 49 PM '83

MORTGAGE

THIS MORTGAGE is made this 1st day of September, 1983, between the Mortgagor, James L. Knight and Argle R. Knight, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three thousand six hundred fifteen and forty eight cents (3615.48) Dollars, which indebtedness is evidenced by Borrower's note dated 09-01-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 03-30-87.....;

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 in Austin Township, Greenville County, State of South Carolina, within the corporate limits of the Town of Mauldin, and being designated as Lot Number 24 of a subdivision known as Glendale II, a plat of which is of record in the RMC office for Greenville County in Plat Book 000 at page 55, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northeastern side of Hickory Lane at the joint corner of Lots 23 and 24 and running thence with the Northeastern side of Hickory Lane S. 47-49 E., 105 feet to a point; thence following the curvature of the northeastern intersection of Hickory Lane with North Golden Strip Drive (the chord of which is S 89-12 E) 37.6 feet to a point; thence with the Northwestern side of North Golden Strip Drive, N. 49-26 E 141.2 feet to a point at the joint corner of Lot 24 and the Fowler Property; thence N 47-49 W 150.9 feet to a point at the joint rear corner of Lots 23 and 24, thence S 42-11 W. 165 feet to a point on the northeastern side of Hickory Lane at the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of J. Odell Shaver, and recorded in the RMC Office for Greenville County on 6-15-67, in Deed Book 821, and page 615.

This is a second mortgage and is junior in lien to that mortgage executed by James L. Knight and Argle R. Knight, in favor of Greer Federal, which mortgage is recorded in the RMC Office for Greenville County, in Book 1060 and page 465.

which has the address of 221 Hickory Lane Mauldin,
(Street) (City)
SC 29662 (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 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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