

COPIED FILED  
S.C.

# MORTGAGE

Vol 1638 235935

THIS MORTGAGE is made this 19th day of December  
1983 between the Mortgagor Larry R. 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 Thirty-five Thousand and  
no/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated December 7, 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 December 1, 1998

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, with all buildings and  
improvements thereon or hereafter constructed thereon, lying,  
being and situate on the western side of Menlow Drive in the Town  
of Simpsonville, Greenville County, South Carolina, being shown  
and designated as Lot No. 118 on plat of Brentwood, Section III,  
made by Piedmont Engineers and Architects, dated November 15,  
1973, recorded in the RMC Office for Greenville County, S. C., in  
Plat Book 5-D at Page 42, reference to which is hereby made for a  
more complete description thereof.

Said property is subject to all rights-of-way, easements, condi-  
tions, public roads and restrictive covenants reserved on plats  
and other instruments of public record and actually existing on  
the ground affecting said property.

This being the identical property conveyed to Mortgagor herein by  
deed of Ronald Hoffman and Debra J. Hoffman, recorded on December  
8, 1983 in the RMC Office for Greenville County in  
Deed Book 1202 at Page 86,

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\$14.00

which has the address of 108 Menlow Street Simpsonville  
(Street) (City)  
S. C. (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 improve-  
ments 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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