

FILED
OFFICE OF THE RECORDER
OF DEEDS
GREENVILLE
SOUTH CAROLINA

MORTGAGE

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THIS MORTGAGE is made this 8 day of December 19 83, between the Mortgagor, Michael W. Knight and Elsie M. Knight (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of United States, whose address is P.O. Box 225 Columbia, S.C. 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY-THREE THOUSAND TWO HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 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 January 1, 2014 *mk emk*

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 in the County of Greenville, State of South Carolina, being known and designated as Lot No. 10 on plat of Colony Subdivision made by Lindsey and Associates May, 1979 recorded in the RMC Office for Greenville County, S.C. in Plat Book 7-C at Page 87 and being more particularly described according to plat made by Lindsey and Associates dated November 16, 1983 entitled "Survey for Michael W. Knight and Elsie M. Knight" recorded in the RMC Office for Greenville County, S.C. in Plat Book 10-F at Page // which plat is hereby referred to for a more complete description thereof.

This being the same property conveyed to the mortgagors by deed of Boyd L. Lister of even date to be recorded herewith.

which has the address of Rt. 1, Colony Road, Taylors, South Carolina 29687 (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.

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2013-02-24