

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1948 56

FILED MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 31 12 07 PM '34

WHEREAS, CRAIN BRITTAIN

DURHAM R.M.C. WALLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto LAWRENCE L. KNIGHTON and JEAN T. KNIGHTON

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FOURTEEN THOUSAND FOUR HUNDRED EIGHTEEN AND 56/100 Dollars (\$ 14,418.56) due and payable

per note executed this date or any future modifications, extensions or renewals thereof

with interest thereon from date at the rate of per note per centum per annum, to be paid per note

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land in Fairview Township, Greenville County, State of South Carolina, located within the Town of Simpsonville at the Southeastern Corner of the intersection of South Street and Cox Street and being known and designated as Lot No. 11 and the northwestern portion of Lot No. 12 of a subdivision known as Hill Crest, as shown by plat thereof by W. D. Neeves and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Cox Street and South Street and running thence with the South side of Cox Street, N. 75-00 E., 126.5 feet to the corner of property now or formerly owned by J. H. Runyon; thence with the line of Runyon lot, S. 12-00 E., 72.6 feet to pin; thence S. 75-15 W., 162 feet more or less to pin on eastern side of South Street; thence with the eastern side of South Street, N. 12-25 E., 80.6 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagees, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP TAX \$ 05.00

400 8 1801

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

7328-RV-2