

FILED  
GREENVILLE CO. S.C.

**MORTGAGE**

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MAY 15 2 52 PM '84

THIS MORTGAGE is made this 15th day of May 1984, between the Mortgagor, Marvin E. Knisley and Beverly A. Knisley (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of State of South Carolina, whose address is Florence, South Carolina, 29503, PO Drawer F-20, (herein "Lender").

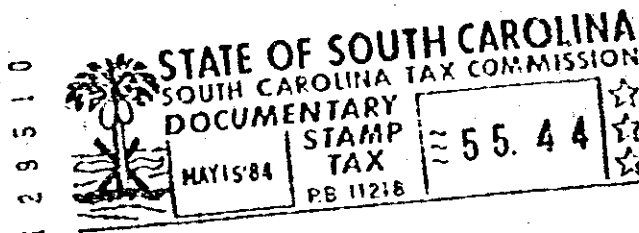
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty-eight Thousand Six Hundred and no/100 (\$138,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014;

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 with the buildings and improvements thereon, lying and being at the southerly intersection of Stone Ridge Road and Stone Creek Road near the City of Greenville, South Carolina, being known and designated as Lot 598 on Plat entitled "Map 1, Section 3, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-F at Page 35, and a more recent survey recorded in said RMC Office in Plat Book 9-W at Page 61, and having, according to a plat prepared by Freeland & Associates for Marvin E. Knisley and Beverly A. Knisley, dated May 7, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on on Stone Creek Road at the joint front corner with Lots No. 598 and 597 and running thence along said Road, N. 79-08 E. 53.81 feet to an iron pin; thence along said Road, N. 81-19-30 E. 53.68 feet to an iron pin at the intersection with Stone Ridge Road; thence S. 58-53 E. 38.42 feet to an iron pin on Stone Ridge Road; thence along said Road, S. 25-15 E. 76.39 feet to an iron pin; thence S. 62-08 W. 156.16 feet to an iron pin; thence N. 13-04 W. 147.5 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors by deed of M. G. Proffitt, Inc., dated May 9, 1984, recorded simultaneously herewith.



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which has the address of 604 Stone Ridge Road Greer  
(Street) (City)  
SC 29651  
(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 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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