

COUNTY OF LAURENS, SOUTH CAROLINA

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IN THE STATE FOREHAND, Lessor and Mortgagee, Lawrence L. Knighton

The word Mortgage shall include one or more presents or assignments. The word Association shall mean the PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS.

WHEREAS, the said Mortgagee by its special power of attorney, in writing of even date herewith, the terms of which are incorporated herein by reference, is well and truly indebted unto PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS,

a corporation, in the principal sum of Forty Two Thousand and no/100 (\$42,000.00 Dollars, with interest from the 20 day of Jan 19 72 at the rate of Seven  $\frac{1}{2}$  (7  $\frac{1}{2}$  %) per annum, not compounded until paid. The said principal and interest shall be payable at the office of the Association in monthly installments of Three Hundred Thirty Eight and 36/100

(\$338.36 Dollars, commencing on the 10 day of April 19 72, and on the first day of each month thereafter until the principal and interest are paid. Unpaid interest to bear interest thereafter at the same rate. And with interest from the date of said note, and this mortgage securing the same at the same rate until the date of the payment of the first monthly installment. Said monthly payments shall be applied:

FIRST: To the payment of interest due on said loan, computed monthly.

SECOND: To the payment, at the option of said Association, of such taxes, assessments, or insurance as may be in default on the property pledged to secure this obligation.

THIRD: The balance of said amount to the payment to that extent, as credit of that date on the principal of this loan. Said payments to continue until principal and interest are paid in full.

Said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of ninety (90) days or failure to comply with any of the By-Laws of said Association or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder hereof, become immediately due and payable, and suit may be brought to foreclose this mortgage.

Said note further providing for a ten (10%) per centum attorney's fee besides all costs and expenses of collection to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured by this mortgage), as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, that the Mortgagor, in consideration of the said debt for better securing the payment thereof to the said PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, according to the conditions of said note; and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand-well and truly paid by the PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, its successors and assigns:

All those two lots of land, situate, lying and being in Austin Township, Greenville County, State of South Carolina, a short distance East of the Town of Simpsonville, adjoining each other constituting a single lot of land, and described separately as follows:

All that certain lot of land known as lot number 2 on a plat of the property of David N. Mayfield, according to survey made by W. J. Riddle, Surveyor, dated in 1940 and beginning at a point in the Georgia Road at corner of Lot number 1 of said subdivision and running thence along line of Lot Number 1 S. 9-30 E. 209 feet to stake; thence No. 30-30 E 104.5 feet to stake at corner of lot number 3; thence along line of Lot Number 3, N. 9-30 W. 209 feet to a point in Georgia Road; thence along Georgia Road, S. 80-30 W. 104.5 feet to the beginning corner containing 1/2-acre, more or less.

ALSO: All that lot of land beginning at a point in the center of public road at a point 215 feet southeast of Georgia Road; and running thence along line of Lot Number 2 previously described, N. 79  $\frac{1}{2}$  E. 1.57 chains to iron pin at corner of Lot Number 2 and Lot Number 3; thence along the line of Smith N. Mayfield, S. 10  $\frac{1}{2}$  E. 1.00 chains to a point in center of road; thence along center of said road N. 71 W. 1.76 chains and containing .8 of an acre, more or less, according to survey made by E. E. Gary, Dated April 18, 1947.

Being the same property conveyed to Knighton by deed dated Nov 23, 1968 and recorded in Deed volume 857 at page 47 in the RMC office for Greenville County, S. C.