

FILE
GREENVILLE CO. S. C.

BOOK 1244 PAGE 521

First Mortgage on Real Estate

Aug 11 3 24 PM '72

ELIZABETH RIDDLE MORTGAGE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James W. Knight ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirty-eight Thousand and No/100 ----- DOLLARS (\$ 38,000.00 -----), with interest thereon at the rate of Seven & One-half--- per cent per annum as evidenced by the Mortgagor's note of even-date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is ----29----- years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of Montclair Road near the City of Greer, in the County of Greenville, State of South Carolina and known and designated as Lot No. 78 of a subdivision known as Belmont Heights, Section II, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 160 and 161 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Montclair Road at the joint front corner of Lots Nos. 78 and 79 and running thence in a southeasterly direction 417 feet to an iron pin in the line of Lots Nos. 69 and 79; running thence in a southwesterly direction 145 feet to an iron pin in the line of Lots Nos. 71, 77 and 78; running thence in a northwesterly direction 325 feet to an iron pin on the eastern side of Montclair Road at the joint corner of Lots Nos. 77 and 78; running thence along the eastern side of said road in a northeasterly direction 100 feet to an iron pin, point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.