

Main Street, Simpsonville, SC 29681

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S.C.
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SPENCERSLEY

MORTGAGE

BOOK 1483 PAGE 510

THIS MORTGAGE is made this 5th day of October 1979, between the Mortgagor, Robert G. Knabe and Kathryn P. Knabe (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

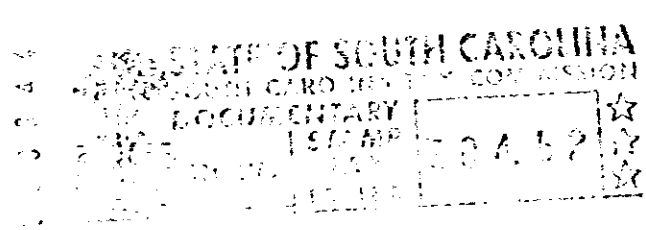
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Two Hundred Fifty & No/100 (11,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1999;

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 improvements thereon, located in Austin Township, Greenville County, State of South Carolina, on the south side of Trade Street in the Town of Simpsonville, adjoining lands now or formerly of Mrs. Florence B. Cox, H. E. Barbrey, et al, and having according to a survey and plat made by E. E. Gary on April 25, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin on south side of Trade Street, joint corner with said Mrs. Florence Cox and running thence along Cox line S. 1-1/4 W. 178 feet to iron pin; thence S. 67-1/2 W. 51 feet to pin, corner with said Barbrey; thence along Barbrey line N. 8-1/2 W. 177 feet to pin on Trade Street; thence along Trade Street, N. 72 E. 84 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of W. C. Jennings of even date, to be recorded.



which has the address of 207 Trade Street, Simpsonville (City) S.C. 29681 (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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