

FILED
GREENVILLE, S.C.

MORTGAGE

APR 7 10 43 AM '82

DONALD TANKERSLEY

THIS MORTGAGE is made this 6th day of April, 1982, between the Mortgagor, James Gordon Knighten

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1992.....;

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 tract of land in Greenville County, State of South Carolina, near Simpsonville, South Carolina, being known and designated as one acre on plat of property of D. B. Verdin and D. L. Bramlett prepared by C. O. Riddle, dated April, 1962, and revised April 16, 1963, and having according to said plat the following metes and bounds, to-wit:

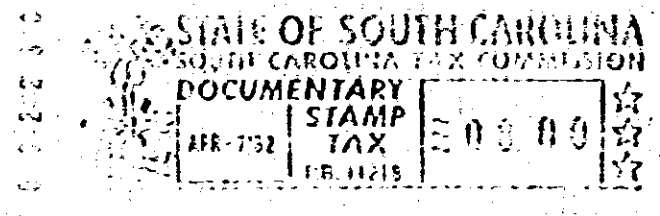
BEGINNING at an iron pin and running thence N. 8-15 E. 209 feet to an iron pin; thence S. 81-45 E. 209 feet to an iron pin; thence S. 8-15 W. 209 feet to an iron pin; thence N. 81-45 W. 209 feet to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of D. B. Verdin dated May 9, 1963 and recorded in the R.M.C. Office for Greenville County on May 28, 1963 in Deed Book 723 at Page 549 and recorded on March 9, 1964 in Deed Book 744 at Page 15.

ALSO:

ALL that certain piece, parcel or tract of land, lying and being in Greenville County, State of South Carolina, West of the Town of Simpsonville, adjoining lands of Birdie Avery and other lands of Grantor, and having according to a survey and plat made by C. O. Riddle, surveyor on April 1962 the following metes and bounds, to-wit:

See Attached Schedule "A"



which has the address of Route 3, Box 82, Baker Road, Simpsonville, (Street) (City), S.C. (herein "Property Address"); (State and Zip Code)

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 seized 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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