

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1602 PAGE 450

APR 18 4 31 PM 1983 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TARKENTON
R.M.C. Address: 9 Danbury Ct.
Greenville, SC 29615

WHEREAS, LEWMAN E. GRASS AND CORRETTA J. GRASS (hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES E. KNIGHT AND CHARLOTTE E. KNIGHT

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of SIX THOUSAND AND NO/100ths Dollars (\$ 6,000.00) due and payable

on or before the 18th day of May, 1983,

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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:

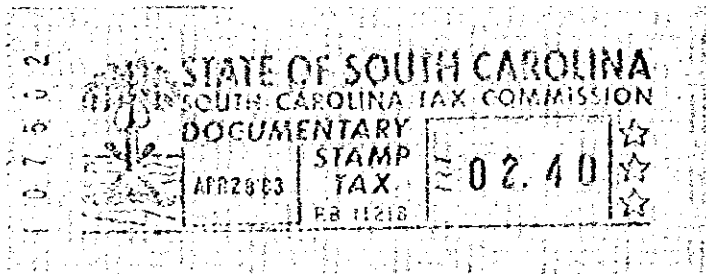
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the southwestern side of Danbury Court, and being shown and designated as Lot No. 128 on plat of WADE HAMPTON GARDENS Subdivision, Section III, recorded in the RMC Office for Greenville County in Plat Book YY at page 179 and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Danbury Court, joint front corner of Lots 127 and 128 and running thence S. 14-37 W. 96.8 feet to an iron pin; running thence with the line of Lot 126 S. 02-56 W. 91 feet to an iron pin; running thence N. 81-15 E. 114.6 feet to an iron pin; thence N. 50-05 E. 73.6 feet to an iron pin; running thence N. 34-19 E. 20 feet to an iron pin at joint rear corner of Lots 128 and 129; running thence with the joint line of said Lots, N. 42-02 W. 148.8 feet to an iron pin on Danbury Court; running thence with Danbury Court, on a curve, the chord of which is S. 85-32 W. 55 feet to the point of beginning

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way appearing on the property and/or of record.

This is the same property conveyed to the Mortgagor herein by deed of James E. Knight and Charlotte E. Knight dated April 18, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1186 at page 588.

GC10 ---3 AP18 83 075



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinaabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.