

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
RECORDED
SEP 19 3 1 PM

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Kenneth W. Knight,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. Ballenger, Jr.

(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

Fifteen Thousand and No/100 ----- Dollars (\$ 15,000.00) due and payable

with interest thereon from January 1, 1984, at a rate of twelve per centum per annum, to be paid: over a ten (10) year period at a rate of Two Hundred Fifteen and 21/100 (\$215.21) per month. 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, being 1.1 acres, more or less, shown on a plat entitled property of K. W. Knight, dated September 17, 1983, by T. H. Walker, Jr., said property having the following metes and boundaries; to wit:

Beginning at the center line of Jonesville Road; thence running to an old iron pin on the southeasterly side of Jonesville Road and running S21-36E 469.8 feet to an iron pin; thence turning and running N79-39W 83.4 feet; thence turning and running N46-33W 136.0 feet to an iron pin; thence turning and running N20-26W 191.6 feet to an iron pin; thence turning and running N70-45W 116.4 feet to a point in the center of Jonesville Road; thence turning and running N59-07E 215.2 feet to the point of beginning.

Derivation: 737/572
Nora Simmons et al
Dec 10 1963

STATE OF SOUTH CAROLINA
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\$ 15,000.00

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 hereinabove 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.

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