

FILED  
GREENVILLE CO. S. C.  
JAN 9 2 55 PM '84  
DUNNIE S. WILKERSLEY  
R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this third day of January, 1984, between the Mortgagor, Aaron D. Knecht, Sr., (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").

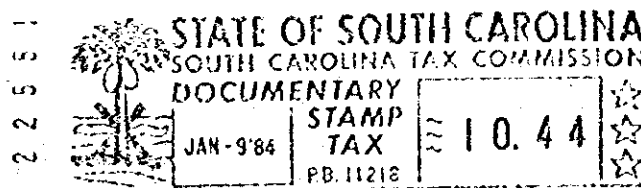
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand One Hundred and no/100 (\$26,100) Dollars, which indebtedness is evidenced by Borrower's note dated January 3, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2004.....;

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 piece, parcel or lot of land, lying, situate and being in the County of Greenville, State of South Carolina and being shown as 0.44 acres on a plat entitled "Property of Aaron D. Knecht, Sr." and recorded in Plat Book 11-6, Page 57 in the RMC Office for Greenville County, South Carolina and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Old Saluda Dam Road, said iron pin being at the joint front corner of the property known as Tax Map Number 238.2-1-3 and the property known as Tax Map Number 238.2-1-2.2 and running thence S. 27-29 E. 217.28 feet to an iron pin; thence S. 68-05 W. 69.25 feet to an iron pin; thence N. 46-44 W. 165.51 feet to an iron pin; thence N. 30-38 E. 71.54 feet to an iron pin; thence N. 47-46 E. 64.85 feet to an iron pin, the point of BEGINNING.

THIS being the same property conveyed to the Mortgagor herein by deed of David Stephen Christopher and Mary Ruth Christopher recorded in Deed Book 1190, Page 99 in the RMC Office for Greenville County, South Carolina and by deed of Douglas E. Christopher recorded in Deed Book 1204, Page 2 in the RMC Office for Greenville County, South Carolina.



which has the address of 321 Old Saluda Dam Road, Greenville, South Carolina (Street) (City)  
29611 (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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