

JUN 23 3 50 PM '84

MORTGAGE

THIS MORTGAGE is made this 8th day of June, 1984, between the Mortgagor, Jon J. McKnight and Park F. McKnight, (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").

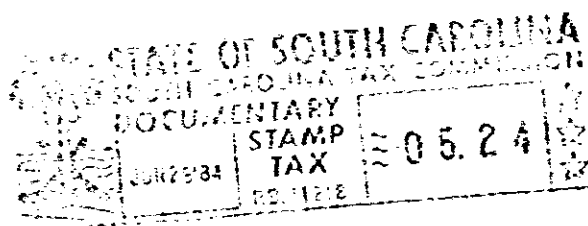
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Thirteen thousand eighty-four (\$13,084.24) and 24/100ths~~ Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1994.....;

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 all improvements thereon situate, lying and being on the northwest side of West Tallulah Drive in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 15 on a plat of property of Estate of D. W. Cochrane and Minnie P. Cochrane, made by Dalton & Neves, Engineers and having, according to said plat, which is of record in the RMC Office for Greenville County in Plat Book I at Pages 92 and 93, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of West Tallulah Drive, joint corner of Lots 14 and 15 and running thence with the northwest side of West Tallulah Drive, S. 55-50 W. 70 feet to an iron pin, joint corner of Lots 15 and 16; thence with the line of Lot No. 15, N. 34-10 W. 161.5 feet to an iron pin; thence N. 46-27 E. 70.94 feet to an iron pin, joint rear corner of Lots 14 and 15; thence with the line of Lot No. 14, S. 34-10 E. 173.1 feet to an iron pin on the northwest side of West Tallulah Drive, the beginning corner.

The above described property is the same acquired by the mortgagors by deed from Susan R. McQueen recorded February 24, 1975.



which has the address of Lot No. 15, West Tallulah Drive, Greenville, South Carolina 29605 (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 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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