STATE OF SOUTH CAROLINA- ,) COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BOEX 1496

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WHEREAS, WILLARD W. BANKS AND LINDA R. BANKS

(bereinafter referred to as Mortgagor) is well and truly indebted un to MABLE THACKSTON 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 THIRTEEN THOUSAND TWO HUNDRED FORTY NINE AND 28/100----- is 13,249.28 due and payable

in 10 payments of \$1324.93 with interest due at the same date on the outstanding principal balance at the rate of 10% per annum with the first payment due December 30, 1980 and on the same date thereafter until paid in full. The maker hereby reserves the right to prepay without penalty.

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WHEREAS, the Merigagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Marigager'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 dabt, 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 whereat 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 as-

"ALL that certain piece, percel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, being shown and designated as 6.81 acres, on plat of Mable T. Knight as prepared by C. O. Riddle, RLS, dated January 2, 1980 and recorded in the RMC Office for Greenville County in __, Page____, and having according to the said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Hellams Street and running thence with said Street S. 21-12 W., 850.32 feet to an iron pin; thence leaving said Street and running thence N. 65-30 W., 377.85 feet to an iron pin on the opposite side of a branch; thence with the branch as the line N. 21-00 E., 137.18 feet to an iron pin; thence N. 54-06 W., 235.13 feet to an iron pin; thence N. 47-52 E., 178.35 feet to an iron pin; thence N. 70-22 E., 120.26 feet to an iron pin at the edge of same branch mentioned above; thence with the branch as the line the traverse of which is: N. 70-22 E., 262.74 feet; N. 67-52 E., 323.46 feet, to an iron pin on Hellams Street, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Mable Thackston Knight to be recorded on even date herewith.

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Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 fec 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 whomspever fawfully claiming the same or any part thereaf.

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