

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Come

Whereas: **LAWRENCE KNIGHTON** (same as Lawrence L. Knighton)

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Farmers Bank of Simpsonville, S. C.**

(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 **Three Thousand Eight Hundred and no/100** -----
-----Dollars (\$ 3,800.00) due and payable

at the rate of \$73.47 per month, to be applied first to interest and then to principal,

with interest thereon from date at the rate of **six** per centum per annum to be paid: **monthly**

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, and being more particularly described as a lot shown as Lot 49 on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, S. C.", made by Piedmont Engineering Service, Greenville, S. C. February, 1953, and recorded in the office of the Register of Mesne Conveyance for Greenville County, S. C. in Plat Book GG at page 5. According to said plat, the within described lot is also known as Lot No. 37, "A" Street and fronts thereon 78 feet.

ALSO:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the south side of Trade Street, in the Town of Simpsonville, Austin Township, Greenville County, State of South Carolina, containing one-fifth of an acre, more or less, with a frontage of 50 feet on Trade Street, on the rear line of 65 feet, more or less, bounded on the north by said Trade Street, on the east by lands now or formerly of F. M. Todd and on the south and west by Woodside Cotton Mill. The lot extends from Trade Street back to the lot of land sold by Russell E. Thackston to Woodside Cotton Mills Company, recorded in Deed Volume 328 at page 263. This lot extends back to a point approximately 20 feet from the railroad right of way on the east side of said lot and approximately 50 feet from said right of way on the west side of said lot.

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 fixed 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.

paid in full

The Farmers Bank of Simpsonville, Simpsonville, S. C.

Per: _____
President - Cashier

Witness

REGISTERED AND INDEXED OF GREENVILLE COUNTY, S. C.
FILED IN PLAT BOOK GG PAGE 5
ATLANTA, GEORGIA

In Release of R 41 see Book 686 713 Page 149. Dist. to All Copy & Enter. See. & P. 11/11/53