

MORTGAGE OF REAL ESTATE - Mann, Ooster, Ashmore & Farnsworth, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

GREENVILLE CO. S. C.
JUN 10 2 01 PM '74
OLLIE FARNSWORTH
R. M. C.

BOOK 1129 PAGE 69

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, we, Roland M. Knight and William B. Evins, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank

(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 -----

Eighty thousand and no/100-----Dollars (\$ 80,000, 00) due and payable

\$970.64 on the 10th day of each and every month hereafter, commencing September 10, 1969; payments to be applied first to interest, balance to principal; with the privilege to anticipate payment at any time without penalty; with the full balance due and payable on August 10, 1974; with interest thereon from date at the rate of eight 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, near the City of Greenville, being known and designated as Lot 27 and the southwestern one-half of Lot 28 of Block A on plat of Woodland recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "J", at page 70, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Chapman Street at the joint front corner of Lots 26 and 27 and running thence along the joint line of said lots N. 64-40 W. 224 feet to an iron pin; thence N. 23-37 E. 58 feet to an iron pin; thence S. 68-30 W. 184 feet to an iron pin on the west side of Chapman Street; thence along said Street S. 10-17 E. 7.75 feet to an iron pin; thence continuing along said Street, S. 0-11 E. 70 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being near the City of Greenville, in Greenville County, South Carolina, being known as a portion of Lot 10, Block A on plat of Woodland recorded in Plat Book "J", at page 70 and being designated as Parcel "C" on plat of S. C. Highway Department recorded in Deed Book 751 at page 19 and having, according to said plat last referred to, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Church Street at the northwestern corner of said Parcel "C" and running thence S. 46-14 E. 19.1 feet to an iron pin on the center of the rear line of Lot 28 above described; thence along the rear line of the above described Lots 27 and 28, S. 23-40 W. 58.1 feet to an iron pin; thence N. 46-14 W. 39.2 feet to an iron pin on the eastern side of Church Street; thence along the eastern side of said Street N. 43-46 E. 54.5 feet to the point of beginning. Said Church Street is also known as Mills Avenue Extension.

The lots above described are the same conveyed to the Mortgagors herein by deed recorded in the R. M. C. Office for Greenville County in Deed Book 863 at page 650.

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.

Paid and Satisfied in Full June 25/1971

S.C. NATIONAL BANK OF GREENVILLE, S. C.