

MORTGAGE

BOOK 1512 PAGE 764

THIS MORTGAGE is made this 25 day of August 1980 between the Mortgagor, LAURENCE L. KNIGHTON SAVINGS AND LOAN ASSOCIATION (herein "Borrower"), and the Mortgagee PALMETTO under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1990.

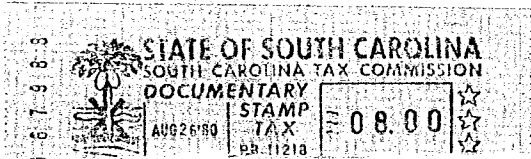
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot or parcel or land with all improvements thereon or hereafter constructed thereon, lying, being and situate in Greenville County, State of South Carolina, in Austin Township at Simpsonville and facing on Hill Street. This is the Northern part of lots 132 and 133 of Hunters acres by plat of W. J. Riddle, May 1952, and recorded in Plat Book BB at Page 51. This also being designated as Lot "A" on plat of Brockman, March 28, 1961, and described as follows: BEGINNING at an iron pin on South side of Hill Street; thence S 10 W, 165.6 feet to an iron pin; thence N 80 W, 75 feet to an iron pin; thence a new line redividing lots 132 and 133, N 10 E, 154 feet to an iron pin on S of Hill Street; thence S 88-46 E, 75.9 feet to point of beginning.

This being a part of lot conveyed to Knighton & Alfred Vaughn by deed recorded in Deed Book 669 at Page 32, and Vaughn conveyed his interest to Knighton by deed of May 24, 1971 recorded in Deed Book 916 at Page 490 in the RMC Office for Greenville County.

IT IS UNDERSTOOD AND AGREED that the lien of this mortgage is junior to mortgages given by the mortgagor in favor of the mortgagee dated Dec. 18, 1973, Oct. 17, 1975, Feb. 20, 1976 recorded in Mortgage Book 1298 Page 426, Mortgage Book 1351 Page 939, Mortgage Book 1360 Page 754, respectively in the RMC Office for Greenville County and secured by notes dated Dec. 18, 1973, Oct. 17, 1975, and Feb. 20, 1976 in the amounts of \$25,000.00, \$32,000.00, and \$10,000.00 respectively. Further, that any default in the terms, conditions or covenants of any mortgage and notes thereby secured, shall be a default in both and that payments of installments shall be credited towards the indebtedness evidenced by all notes.

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which has the address of Hill and Morton Street Simpsonville S. C. 29681 (herein "Property Address"); (Street) (City) (State and Zip Code)

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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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