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GREENVILLE CO. S. C.  
NOV 26 3 01 PM '80  
DORRIS TANNERSLEY  
R.M.C.

MORTGAGE

1980-11-26

THIS MORTGAGE is made this 26 day of November 1980, between the Mortgagor, W.P. Knight and Kathleen L. Knight (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, Greenville, a corporation organized and existing under the laws of South Carolina, whose address is East Washington Street, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and 00/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 26, 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

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: on the Southeast side of Simmons Avenue in the City of Greenville being shown as Lot No. 19 on a plat of the property of Daisy T. Wilson prepared by Dalton and Neves dated June 1946 and recorded in plat book "0" at page 151; being the property conveyed to the mortgagors by deed of Daisy T. Wilson dated September 25, 1948 and recorded in deed book 364 at page 15.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP  
\$ 07.20  
11/27/80

which has the address of 24 Simmons Avenue, Greenville, S.C. 29607 (Street) (City) (State and Zip Code) (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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