

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED

S.C.

MORTGAGE OF REAL ESTATE

1589 919

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

COMMISSIONER OF REGISTRY
R.M.C.

WHEREAS, W. A. Knight, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company of South Carolina, it's successors and assigns, whose address is P.O. Box 3028, Greenville, South Carolina, 29602 (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 Six Thousand Four Hundred Seventy Two and 17/100

Dollars (\$ 6,472.17) due and payable

as stated in said promissory note

with interest thereon from date at the rate of sixteen per centum per annum, to be paid:

as stated in said promissory note

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, Austin Township, near the Town of Simpsonville, known and designated as Lot No. 81 on a Plat prepared by C.O. Riddle, Surveyor, revised December, 1953, plat recorded in Book EE, pages 64 and 65, also a partial plat recorded in Book BB, pages 70 and 71, R.M.C. Office for Greenville County, S.C., said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northeastern edge of an unnamed street, said pin measuring a distance of 30.6 feet N. 69-46 E. from the northeastern edge of U.S. Highway 276, running thence with the northeastern edge of said unnamed street, N. 0.05 E. 70.6 feet to an iron pin; thence N. 28-03 E. 35.2 feet to an iron pin in the southern edge of Gresham Park Drive, intersection with said unnamed street; thence with the southern edge of said Gresham Park Drive N. 56-0 E. 157.4 feet to an iron pin, joint corner with Lot No. 80 as shown on said Plat; thence with the joint line of said Lot No. 80, S. 21-59 E. 127 feet to an iron pin, joint corner with said Lot No. 80; thence S. 69-46 W. 207.2 feet to an iron pin, the point of beginning, and bounded by unnamed street, Gresham Park Drive, Lot No. 80 and others.

This being the same property conveyed to the mortgagor herein by deed of James M. O'Dell dated July 30, 1958, and recorded in the R.M.C. Office for Greenville County, on the 4th day of August, 1958, in Deed Book 603, at page 234.

DOCUMENTARY STAMP
\$ 22.50

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.

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