

FILED  
AUG 16 1983  
S. C.

Documentary Stamps are figured on  
the amount financed \$ 24,100.00

# MORTGAGE

1821 438

THIS MORTGAGE is made this 6th day of July 1983 between the Mortgagor, Lila P. Knight (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand One Hundred Thirty Three and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 15, 1993

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 certain piece, parcel or lot of land in Greenville Township, Greenville County State of South Carolina, within the corporate limits of the City of Greenville, and being known and designated as part of Lot Number 154 and part of Lot number 155 of a subdivision known as Isaquenna Park, a plat of which is of record in the RMC Office for Greenville County in Plat Book P at Pages 130-131, and having the following metes and bounds to-wit:

BEGINNING at a point on the Northwestern side of Kirkwood Lane at the joint front corner of Lots 153 and 154 and running thence N 45-51W 270.6 feet to a point in the joint side line of Lots 153 and 154; thence N 9-53 E. 155.4 feet to a point in the joint side line of Lots 155 and 156; thence S 45-51 E. 203.2 feet to a point on the Northwestern side of Kirkwood Lane at the joint front corner of Lots 155 and 156; thence with the Northwestern side of Kirkwood Lane S. 44-09 W. 140 feet to the point of beginning.

This is that same property conveyed by deed of Central Realty Corporation to S. D. Knight and Lila P. Knight dated June 1, 1954 and recorded June 9, 1954 in Deed Volume 501 at Page 165 in the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of S. D. Knight (his undivided one-half interest) to Lila P. Knight dated October 15, 1976 and recorded October 29, 1976 in Deed Volume 1045 at Page 338 in the RMC Office for Greenville County SC.

which has the address of 52 Kirkwood Lane Greenville SC 29607 (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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