



MORTGAGE

Documentary Stamps are figured on the amount financed: \$18,408.47. BOOK 1628 PAGE 45

THIS MORTGAGE is made this 15th day of August 1983 between the Mortgagor, Richard E. Knighton & Janice B. Knighton (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 \$35,330.40 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 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 August 20, 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 piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as the Property of Richard E. and Janice B. Knighton, on plat prepared by C.O. Riddle, Reg. L.S. 1347 dated November 27, 1972, and according to said plat, having the following metes and bounds, to-wit;

BEGINNING at a nail and cap in the center of Little Texas Road and being bounded on the north by property of Betty Lou S. Metcalff and a County Road; thence with Little Texas Road, S. 31-21 W. 178.7 feet to a nail and cap; thence continuing with said road, S. 65-55 W. 178.7 feet to a nail and cap; thence with the common line of the Grantor, N. 4-53 W. 324.7 feet to an iron pin, joint corner of property of Grantor, Robert Carson, and Betty Lou S. Metcalff; thence with the common line of Betty Lou S. Metcalff, S. 71-00 E. 300 feet to the beginning corner.

This property is subject to a water line right-of-way as it appears on the plat.

This property is subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This is being a portion of the property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County in Deed Book 346, Page 326.

This is the same property conveyed by deed of Allen D. Batson, to Richard E. or Janice B. Knighton, dated 12-8-72 and recorded 12-11-72 in the RMC Office for Greenville County in Volume 962, at Page 485.

which has the address of Rt. 5, Box 261, Little Texas Rd., Travelers Rest, S.C. 29690 (Street) (City) (herein "Property Address"); (State and Zip Code)

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 seised 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.

