

RECORDED
OCT 21 1983
Office S. Tankersly

MORTGAGE

BOOK 1631 PAGE 815
Documentary Stamps are figured on
the amount financed: \$ 10,058.04

THIS MORTGAGE is made this 13th day of September 1983 between the Mortgagor, Odia Gerald Knight & Linda Sue 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 Sixteen thousand one hundred seventy-six dollars and 72/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 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 October 5, 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 7 on plat of Chestnut Hills No. 1, which plat is recorded in the RMC Office for Greenville County in Plat Book QQ-83 and MM 107, and having the following metes and bounds to-wit:

BEGINNING at a point on the western side of Bear Drive at the joint front corner of Lots 6 and 7, and running thence with said Drive S. 15-41 W. 80 feet to a point; thence running N. 74-19 W. 155.4 feet to a point; thence N. 17-33 E. 80.04 feet to a point; thence running S. 79-19 E. 152.8 feet to the point of beginning.

This is the same property conveyed by deed of Jack Thomas Johnson and Shirley Ann Johnson, now Shirley Ann Cox to Odis Gerald Knight and Linda Sue Knight, dated and recorded 2-2-76 in the RMC Office for Greenville County in Volume 1030, at page 990.

which has the address of 210 Bear Drive, Greenville, S.C. 29605 (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 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.

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