

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
11 25 1984
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lawrence L. Knighton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank
221 Plains
Simpsonville, S.C. 29681

(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 Two Hundred Twenty Four and 40/100
(principal and interest)
Dollars (\$ 6,224.40) due and payable

in thirty (30) equal monthly installments beginning March 15, 1984 and continuing on the same day of each month thereafter until paid in full

including interest thereon from date at the rate of 15.25 per centum per annum, ~~to be paid~~

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, Town of Simpsonville, being known as Lot No. 8 in Subdivision of E. J. Mullinax in accordance with plat made for E. J. Mullinax by C. O. Riddle dated May, 1958, and recorded in the RMC Office for Greenville County in Plat Book 00 at page 153, reference to said plat being hereby craved for a more complete metes and bounds description.

This being the same property conveyed to the mortgagor herein by deed of Edna Mae J. Knighton, dated June 4, 1976, and recorded in the RMC Office for Greenville County, June 9, 1976, in Deed Book 1037, at page 64.

This mortgage is subordinate and junior in lien to that mortgage given by the mortgagor herein to Palmetto Savings and Loan Association of Laurens, in the original amount of \$22,500.00, and recorded in the RMC Office for Greenville County in REM Book 1369, at page 779.

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STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
GREENVILLE, S.C.
RECORDED
FEB 1984
STAMP
TAX \$ 02.52

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 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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