

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S. C.

MORTGAGE OF REAL ESTATE

vol 1004 pg 193

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 24 9 18 AM '84

GREENVILLE S.C.

WHEREAS, MICHAEL L. KNIGHT and CHARLENE M. KNIGHT

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK, Post Office Box 128, Fountain Inn, South Carolina 29644

(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 EIGHTEEN THOUSAND and no/100----- Dollars (\$ 18,000.00) due and payable

in accordance with said note,

with interest thereon from date at the rate of 15 per centum per annum, to be paid: monthly

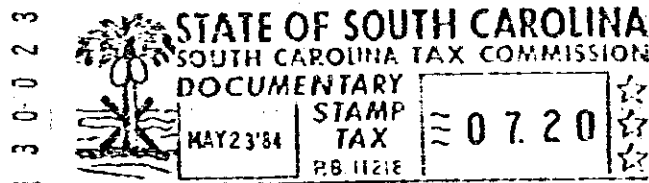
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in the Town of Fountain Inn, on the south side of a continuation of Babb Street and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the corner of lands formerly owned by J. J. Hitch on the South side of Babb Street and running thence S. 7 1/4 W. 3.00 to an iron pin on M. M. Stephen corner; thence S. 75 1/2 E. 4.00 to an iron pin; thence S. 7 1/4 E. 4.43 to an iron pin on Babb Street; thence S. 84 1/4 W. 4.10 to the beginning corner and containing one and one-half (1 1/2) acres, more or less.

The above described property is the same property conveyed to the Mortgagors herein by deed of Jack Picklesimer and Mildred A. Picklesimer dated May 23, 1984, to be recorded herewith.



400 3

1A01

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.

0193

4329 RV-21