

Nov 14 10 20 AM '72

BOOK 1257 PAGE 176

ELIZABETH KIDDLE  
R.M.G.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Johnny W. Knight and Mary Ann N. Knight

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Thirteen Thousand and No/100 (\$ 31,000.00 )

Which is evidenced by Mortgagor's promissory note of even date herewith, which note does not include a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions) and note to be repaid with interest at the rate or rates therein specified in installments of Two Hundred

Eighteen and 78/100 (\$ 218.78 ) Dollars each on the first day of each month hereafter in advance until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner said to be due and payable 29 years after date, and

WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS also Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN that the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Harrison Bridge Road, containing 2.08 acres, more or less, and having the following metes and bounds according to a plat thereof entitled "Survey for Jo-Mar Liquors, Inc." dated August 1972, by John E. Woods, Registered Land Surveyor

Beginning at a nail and cap in the center of Harrison Bridge Road on the line of property now or formerly owned by Hollingsworth and running thence with the center of Harrison Bridge Road S. 45 W., 264.9 feet to a nail and cap; thence leaving the center of Harrison Bridge Road and running with the line of property now or formerly owned by Knight, N. 48-15 W., 394.2 feet to an iron pin; thence continuing with the line of property now or formerly owned by Knight, N. 41-45 E. 197.2 feet to an iron pin on the line of property now or formerly owned by Hollingsworth; thence with the line of property now or formerly owned by Hollingsworth, S. 58-00 E., 400 feet to the point of beginning.