

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1162 PAGE 311

MORTGAGE OF REAL ESTATE  
AUG 4 2 34 PM '70  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARNSWORTH  
R. H. C.

WHEREAS, We, Richard McKnight and Lela B. McKnight

(hereinafter referred to as Mortgagor) is well and truly indebted unto Otis Davis, His Heirs And Assigns,

(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

One Thousand Six Hundred Dollars (\$1,600.00) due and payable in equal monthly installments of not less than Sixty Five Dollars (\$65.00) per month, without Interest; the First Payment to be due on or before September 3, 1970, and on the said day of each consecutive month thereafter until Paid in Full, with the privilege of acceleration.

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid: None

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 Gantt Township, on the corner of Alvin Drive and Frontage Road, as shown on a Survey of property of Otis Davis dated July 27, 1970 by E. C. Allen, L. S., the same being of record in Plat Book 4-E, at Page 143, Office of the R. M. C. for Greenville County, and being more particularly described as follows:

BEGINNING at an iron pin on the West side of Alvin Drive and running thence along Alvin Drive S. 17-0 W. 163 Feet to an iron pin at the corner of Alvin Drive and Frontage Road; thence along Frontage Road S. 81-57 W. 100 Feet to an iron pin; thence N. 15-03 E. 224.3 Feet to an iron pin; thence S. 62-10 E. 100 Feet to the point of beginning.

BEING part of property of the Grantor as shown in Tax District 159-368-1-1.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.