MORTGAGEE

REAL ESTATE MORTGAGE

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC

4142 1949 AUGUSTA STREET GREENVILLE SOUTH CAROLINA

BOOK 1417 PAGE 51

06/N60-9 28	11-21-77	12-28-77	11-28-82		ANNUAL PERCENTAGE RATE →	16.00	
KNIGHT,JOHNNY W KNIGHT,MARY ANN N		429.40				7381.41	← FINANCE CHARGE
RT 3 HARRISON BR RD		1000.00	NONE			16078.59	
SIMPSONVILLE SC	29681	MARY ANN N	391.00	59	391.00	23460.00	

[redacted]

WITNESSETH Mortgagors jointly and severally grant bargain sell convey and mortgage to Mortgagee its successors and assigns the real property hereinafter described as security for the payment of a note of even date herewith in the sum and amount stated above.

The property hereby mortgaged and described herein includes all tenements hereditaments and appurtenances rights and privileges interests rents issues profits fixtures and appliances thereunto attached or pertaining or appertaining.

TO HAVE AND TO HOLD the said property hereinafter described with all the privileges and appurtenances thereunto belonging unto Mortgagee its successors and assigns forever and Mortgagors hereby covenant that all Mortgagors are seized of good and perfect title to said property in fee simple and have authority to convey the same; that the title so conveyed is clear free and unencumbered except as hereinafter appears and that Mortgagors will forever warrant and defend the same to Mortgagee against all claims and demands except as to prior encumbrances if any hereinafter stated.

Mortgagors shall fulfill all the terms and conditions of this mortgage and the note in accordance with its terms. The obligations of this mortgage secures the note and all renewals and extensions thereof and shall

MORTGAGORS AGREE To keep the mortgaged property including the buildings and improvements thereon fully insured at all times against all hazards with an insurance company with [illegible] in the State of South Carolina satisfactory to Mortgagee which policy shall contain a standard a loss payable clause in favor of Mortgagee as its interest may appear and if Mortgagors fail so to do they hereby authorize Mortgagee to insure or renew insurance on said property [illegible] Mortgagors indebtedness for a period not exceeding the term of such indebtedness and to charge Mortgagors with premium therefor [illegible] such charge to Mortgagors indebtedness if Mortgagee elects to waive such insurance Mortgagors agree to be [illegible] for damage [illegible] from any cause whatsoever Mortgagors agree that any sums advanced or expended by Mortgagee [illegible] shall be repaid upon demand and if not so paid shall be secured hereby. Mortgagors further agree to pay all taxes assessments due for repairs and any other expenses [illegible] the ownership of the mortgaged property, which [illegible] mortgage [illegible] may be created against the property during the term of this mortgage [illegible] statements of [illegible] and [illegible] of any indebtedness which may be secured by a lien superior to the lien of this mortgage [illegible] Mortgagors [illegible] they hereby authorize Mortgagee to pay the same [illegible] charge Mortgagors [illegible] Mortgagors indebtedness secured hereby. To keep the buildings [illegible] and improvements thereon and not to commit or allow waste on the mortgaged premises and keep the [illegible] in its present location and repair normal and ordinary deterioration excepted. To release [illegible] and [illegible] in the event of default in the mortgaged property.

If default be made in the terms or conditions of this note or in the terms of this mortgage or in the payment of any installment when due or if Mortgagors shall [illegible] or make an assignment for the benefit of creditors or have a receiver appointed or should the mortgaged property or any part thereof be attached levied upon or seized or if any of the representations warranties or statements of Mortgagors herein [illegible] or if the Mortgagors shall abandon the mortgaged property or sell or attempt to sell all or any part of the same then the whole amount hereby secured shall at Mortgagees option become immediately due and payable without notice or demand and shall be collectible in a suit at law or by foreclosure of this mortgage or in any case regardless of such enforcement Mortgagee shall be entitled to the immediate possession of the mortgaged property with the rents issues and profits therefrom with or without foreclosure or other proceedings. Mortgagors shall pay all costs and attorneys fees which may be incurred or paid by Mortgagee in connection with any suit or proceeding to which it may be a party by reason of the execution or existence of this mortgage and in the event of foreclosure of this mortgage, Mortgagors will pay to Mortgagee in addition to taxable costs a reasonable amount as attorneys fees and a reasonable fee for the search made and preparation for such foreclosure, together with all other and further expenses of foreclosure and sale including expenses fees and payments made to prevent or remove the [illegible] or liens or claims against the property and expenses of upkeep and repair made in order to place the same in a condition to be sold.

No failure on the part of Mortgagee to exercise any of its rights hereunder for defaults or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaches of covenant and no delay on the part of Mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and Mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option.

All rights and obligations hereunder shall extend to and be binding upon the several heirs successors executors administrators and assigns of the parties hereto.

The plural as used in this instrument shall include the singular where applicable.

The real property hereby mortgaged is located in **Greenville** county state of South Carolina and is described as follows **containing 7.3 acres as shown on plat entitled "Property of Johnny W. and Mary Ann Knight" prepared by W.R. Williams, Jr., Engineer/Surveyor, dated April 1976, containing the following metes & bounds, to-wit: BEGINNING at an iron pin located on the northern side of Harrison Bridge Road, which point is 336.35 feet from property of mortgagors and running thence, N 60-00 W 644.65 ft. to an iron pin; thence, S 42-02 W 455.4 ft. to an iron pin; thence, S 47-45 E 595.2 ft. to an iron pin; thence along road, N 45-27 E 593.15 ft. to an iron pin, point of beginning. This is a portion of the property inherited by Mary Ann N. Knight and Johnny W. Knight from S.D. Knight on July 28, 1964 and recorded in Book 754 at Page 129 of the RMC Office for Greenville County.**

Title to said property is clear, free and unencumbered except (state exceptions, if any)

IN WITNESS WHEREOF Mortgagors have executed this mortgage on the day above shown

Witness: Barbara Stitcher

Johnny W. Knight (SEAL) Mortgagor

Mary Ann N. Knight (SEAL) Mortgagor

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ORIGINAL

(CONTINUED ON NEXT PAGE)

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