

State of South Carolina

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BOOK 1541 PAGE 539

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 15th day of May, 19 81

by Lawrence L. Knighton

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 8, Simpsonville, South Carolina 29681

WITNESSETH:

THAT WHEREAS, Lawrence L. Knighton is indebted to Mortgagee in the maximum principal sum of Twenty-five Thousand and no/100----- Dollars (\$ 25,000.00), which indebtedness is evidenced by the Note of Lawrence L. Knighton of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is May 15, 1988 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 25,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

Two parcels of land located in Greenville County, with all improvements thereon or hereafter constructed thereon, described as follows:

PARCEL NO. 1 All that piece, parcel or lot of land, lying and being in Austin Township, Greenville County, South Carolina, located on the North side of College Street in the Twon of Simpsonville, being shown as a portion of Lot #3 on a plat of property made by E.E. Gary, Surveyor on Feb. 22, 1946 and likewise is shown as all of Lot #3 as shown on a plat of subdivision of the above Lot #3 as made by W. J. Riddle, Surveyor, in March 1948 and is more specifically described as follows: BEGINNING at an iron pin on the North side of College Street and joint corner with lot now or formerly of Mayfield and running thence along property line now or formerly of R.H. Mayfield N 24-33 W, 100 ft. to an iron pin; thence N 65-00 E, 27 ft. to iron on proposed alley; thence along proposed alley S 24-33 E, 100 ft. to iron pin on North side of College Street; thence along College Street S 65-00 W, 27 ft. to the beginning corner.

PARCEL NO. 2 All that piece, parcel or lot of land in Austin Township, Greenville County, South Carolina, located on the North side of College Street on the town of Simpsonville and being shown as Lot #2 on plat of survey of lands of H. W. Abbot made by W. J. Riddle, Surveyor in March 1948, and adjoining lands now or formerly of Horace Goodwin and other lands now or formerly of H. W. Abbott, and described as follows: BEGINNING at an iron pin on the North side of College Street and corner of Lot #1 owned now or formerly of Horace Goodwin, and running thence along line of Lot #1 N 24-33 W, 100 ft. to iron pin; thence N 65-00 E, 27 ft. to iron pin on corner of Lot #3; thence along line of Lot #3 S 24-33 E, 100 ft. to iron pin on the North side of College Street; thence along College Street S 65-00 W, 27 ft. to the beginning corner.

This being the identical property conveyed to mortgagor herein by deed of R. H. Mayfield and Frances A. Mayfield dated May 7, 1977 recorded in the EMC Office for Greenville County May 9, 1980 in Volume 1125 at Page 520.

RECORDS OF SOUTH CAROLINA
DOCUMENTARY STAMP
MAY 10 1981

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

