

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1571 PAGE 962

S. C.

JUN 11 1982

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SR.

WHEREAS, AARON D. KNECHT/AND ANGELA A. KNECHT

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES H. CELY, TRUSTEE

(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 THIRTEEN THOUSAND AND NO/100-----

-----Dollars (\$ 13,000.00) due and payable

IN ONE HUNDRED TWENTY (120) equal monthly installments of One Hundred Seventy-One and 80/100 (\$171.80) Dollars per month beginning July 1, 1982 and continuing monthly until paid in full.

with interest thereon from June 4, 1982 at the rate of 10% per centum per annum, to be paid: AS SET OUT ABOVE

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

ALL that certain piece, parcel or lot of land with improvements thereon known and designated as Lot 75, Section 3 on plat of Dunean Mill Village recorded in Plat Book S at pages 171-173, and being described as follows:

BEGINNING at an iron pin on western side of Duke Street at joint front corner of Lots 75 and 76 and running thence with line of Lot 76, N. 64-16 W. 155.6 feet to an iron pin in alley; thence with eastern side of said alley, N. 25-23 W. 80 feet to an iron pin at corner of Lot 74; thence with line of Lot 74, S. 64-16 E. 155.4 feet to an iron pin at Duke Street; thence with western side of Duke Street, S. 25-44 W. 80 feet to the beginning point.

Derivation: Deed Book 1168, Page 62 - Charles H. Cely, Trustee
6/4/82

REC'D JUN 11 1982

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
JUN 11 1982

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 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.

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