

ASHMORE & HUNTER, ATTORNEYS, 110 Laurens Road, Greenville, South Carolina 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK

73 PAGE 1483

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED GREENVILLE CO. S. C.

OCT 13 3 03 PM '79

WHEREAS, We, Kenneth B. Knight and Sylvia Hunt Knight

R.M.C.

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(hereinafter referred to as Mortgagee) is well and truly indebted unto Bank of Greer

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifteen Thousand and 00/100

Dollars (\$ 15,000.00--100c) and payable

at Page 865 on April 14, 1976 which mortgage has a balance thereon of \$67,966.01.

This is the identical property conveyed to the Mortgagees herein by deed of Greenville Development Corporation (formerly McCall-Threatt Enterprises, Inc.) dated May 5, 1972 and recorded in the R.M.C. Office for Greenville County in Deed Book 943 at Page 61 on May 9, 1972.

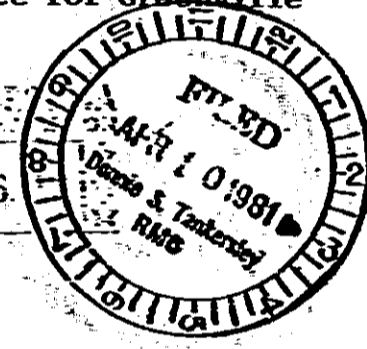
Bank of Greer
P. O. Box 708
Greer, S. C.

(Paid) and Satisfied this the 29th day of Apr 1981

BANK OF GREER

By *[Signature]*
Witness *[Signature]*

DOCUMENTARY
577 229
APR 10 1981



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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or for such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

