

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
AUG 17 10 42 AM '81
DONNIE S. TANKERSLEY
R.M.C.

**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, Philip Allen Knight and Anna Tarleton Knight

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Walker and April D. Walker

(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 Seven Thousand Seven Hundred Fifty and no/100

-----Dollars (\$ 7,750.00) due and payable

According to the terms of said note.

with interest thereon from _____ date _____ at the rate of Twelve per centum per annum, to be paid:

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, with the buildings and improvements thereon,

situate on the south side of Dellwood Drive, in the City of Greenville, in Greenville County, South Carolina, shown as Lot No. 85 on plat of property of Central Development Corp. made by Dalton & Neves, Engineers, October, 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, at Page 22 and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Dellwood Drive, at the joint front corner of Lots No. 84 and 85 and running thence with the line of Lot No. 84 South 10-45 West 182 feet to an iron pin; thence South 70-10 East 80 feet to an iron pin; thence North 59-27 East 52.8 feet to an iron pin; thence North 11-45 East 92.4 feet to an iron pin; thence North 11-09 East 67.6 feet to an iron pin on the south side of Dellwood Drive; thence along the south side of Dellwood Drive North 79-15 West 121 feet to the Beginning corner.

In the event of a default under the Note and Mortgage of the Mortgagors to First Federal Savings and Loan Association of South Carolina of \$32,750.00, of even date, which is a first mortgage on the above property, such default shall constitute a default under this mortgage and the same shall become immediately due and payable.

This being the same property conveyed to the mortgagors by deed of Ronald K. Walker and April D. Walker dated August 14, 1981 and to be recorded herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
\$ 03.12
AUG 17 1981

400 0 32121801

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.

4328 RV-2