

MORTGAGE

03-334098-2

THIS MORTGAGE is made this 20th day of August,
1984; between the Mortgagor, Arthur T. Mason and Ruth T. Mason
, (herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six thousand twenty six and
57/100 dollars (\$6026.57) Dollars, which indebtedness is evidenced by Borrower's
note dated _____, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 8-31-88
.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by
Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage,
grant and convey to Lender and Lender's successors and assigns the following described property located
in the County of Greenville, State of South Carolina.

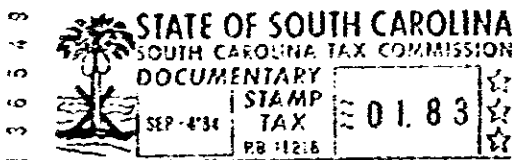
All that certain piece, parcel or lot of land, lying and being in Austin Township,
Greenville County, State of South Carolina, being known and designated as Lot
No. 91 in the Subdivision known as Eastside Subdivision, Plat of said Subdivision
being recorded in the Greenville County RMC Office, and being more fully described
as follows:

Beginning at an iron pin on the south side of Mimosa Drive, joint corner with
Lot No. 90 and running thence along said lot S. 15-00 W., 200 feet to an iron
pin; thence S. 75-00 E., 105 feet to an iron pin; thence N. 15-00 E., 200 feet
to an iron pin on Mimosa Drive; thence along said drive N. 75-00 W., 105 feet
to the point of beginning, and being a portion of the same lands conveyed to
B. E. Greer by S. H. Brooks by deed recorded in Deed Book 51 at Page 35 in the
Greenville County RMC Office, and this conveyance is here made by Florrie
E. Greer in accord with the will of the said B. E. Greer, deceased, will on file
in the Office of the Probate Judge for Greenville County in file 633, Apt. 38.

The plat referred to above is recorded in Plat Book YY, at pages 118 and 119.

Being the same property conveyed to mortgagors by deed of Florrie E. Greer, dated
March 26, 1965 and recorded in the RMC Office for Greenville County on April 1, 1965
in Deed Book 770 at Page 318.

This mortgage is junior in lien to the mortgage of Arthur T. and Ruth T. Mason given
in favor of First Federal Savings and Loan Association of South Carolina, dated
March 26, 1965, and recorded in the RMC Office for Greenville County on April 1,
1965 in Book 990 at Page 355.



which has the address of Mimosa Drive Greenville

South Carolina (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all
the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,
rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and
all fixtures now or hereafter attached to the property, all of which, including replacements and additions
thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will
warrant and defend generally the title to the Property against all claims and demands, subject to any
declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance
policy insuring Lender's interest in the Property.

RECORDED

28-11-27