

1500 Hampton St.
Columbia, S. C.

1394 689

FILED
GREENVILLE CO. S.C.

APR 15 11 33 AM '77 MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 14th day of April 1977, between the Mortgagor, Gordon E. Mason and Cheryl A. Mason (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand and No/100 (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2007.

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 lot of land in the State of South Carolina, County of Greenville, being shown and designated on plat entitled property of W. N. Leslie, Inc. as prepared by Carolina Surveyors recorded in Plat Book 5-W at Page 49, of the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Walker Springs Road, said point being at the joint corner of property of Martha E. Wood and property heretofore conveyed to W. N. Leslie, Inc., and running thence N. 5-40 E. 160 feet; thence turning and running, S. 82-32 E. 80 feet to an iron pin; thence S. 4-40 W. 160 feet to an iron pin on the northern side of Walker Springs Road, said pin being 138.9 feet from the intersection of Walker Springs Road and East Lee Road; thence N. 82-32 W. 80 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed to be recorded herewith.

DOCUMENTARY
STAMP
APR 15 1977

which has the address of 2 Walker Springs Road Taylors
[Street] [City]
S.C. 29687 (herein "Property Address");
[State and Zip Code]

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.

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