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GREENVILLE FILED
JUN 27 2 27 PM '03
CORNER
R.M.C. OFFICE

BOOK 1609 PAGE 136

MORTGAGE

THIS MORTGAGE is made this 31st day of May, 1983, between the Mortgagor, L. DANIEL MASON AND DEBORAH J. 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 THIRTY EIGHT THOUSAND AND NO/100---(\$38,000.00)----- 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 June 1, ...2013.....;

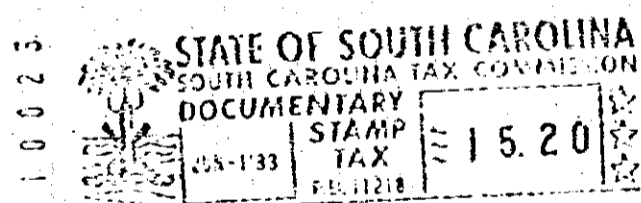
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being on the western side of Mayfair Lane, City and County of Greenville, South Carolina, being shown and designated as Lot 18 on a Plat of HOLMES ACRES, recorded in the RMC Office for Greenville County in Plat Book Z, at Page 1, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Mayfair Lane, joint front corner of Lots 17 and 18, and running thence with the common line of said Lots, S 88-07 W, 160 feet to an iron pin in the line of Lot 4; thence along the line of Lot 4, N 03-07 W, 83.08 feet to an iron pin at the joint rear corner of Lots 18 and 19; thence with the common line of said Lots, N 89-08 E, 161.8 feet to an iron on the western side of Mayfair Lane; thence with said Lane, S 01-53 E, 80 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

THIS being the same property conveyed to Jimmy M. Adams by Sara B. Adams dated November 30, 1978 and recorded in Book 1097, Page 38 in the RMC Office for Greenville County.



which has the address of 18 Mayfair Lane, Greenville, South Carolina 29609 (herein "Property Address");
(Street) (City) (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 seised 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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