

FILED GREENVILLE

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MORTGAGE

THIS MORTGAGE is made this 27th day of September, 1983, between the Mortgagor, Reggie C. Mason and Cynthia D. 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----- Dollars, which indebtedness is evidenced by Borrower's note dated September 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 piece, parcel, or lot of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, located two miles northwest of Greer and being known and designated as Lot 18 of the R.B. Vaughn Estate, Plat # 2 as shown on a plat recorded in Plat Book LL at page 31 and further described on a plat and survey for Reggie C. Mason and Cynthia D. Mason by Wolfe and Huskey, Inc. R.L.S. On September 21, 1983, to be recorded herewith as having the following metes and bounds, to-wit:

BEGINNING AT the joint front corner of Lots 17 and 18 on Preston Drive that is 290 feet from Buncombe Road and running thence S. 82-17 E. 160.6 feet to an old iron pin, thence S. 08-27 E. 93.29 feet to an old iron pin, thence N. 82-24 W. 186.78 feet to an iron pin on the right of way of Preston Drive, thence along the right of way of Preston Drive N. 07-15 E. 90 feet to the beginning corner an containing according to said plat 0.36 acres.

This conveyance is subject to the restrictions as set out in Deed Book 559 at page 207 in the R.M.C. Office for Greenville County.

This conveyance is the identical property conveyed to Reggie C. Mason and Cynthia D. Mason by deed of Stanyarn S. Mason on September 27, 1983 and duly recorded in the R.M.C. Office for Greenville County on September 27, 1983 in Deed Book 1197 at page 230.

DEPARTMENT OF REVENUE
STATE OF SOUTH CAROLINA
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which has the address of 110 Preston Drive Greer, (City)
(Street)
SC 29651 (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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