

FILED
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 6 4 23 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Thomas C. Mason and Corliss A. Mason

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lula M. Lance

(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

Ten Thousand and no/00 (\$10,000.00)

Dollars (\$ 10,000.00) due and payable

One Hundred and no/100 (\$100.00) per month for forty (40) months with the balance due and payable at the end of the forty (40) months with first payment due and payable on July 22, 1976.

with interest thereon from _____ at the rate of _____ 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, Highland Township:

BEGINNING at an old stone corner which is South 36° 5 min. West from an iron pin in the center of Barton Road and runs thence South 48° 41 min. West 70' to a stake; thence North 41° 30 min. West 280' to a stake; thence, North 53° 25 min. East 200' to a point in the center of Barton Road; thence, with the center of Barton Road South 26° 10 min. East 260' to the iron pin first above mentioned; thence, South 36° 5 min. West 63' to the point of beginning, containing one acre, more or less.

This is the identical property conveyed to the within Mortgagor by deed of Lula M. Lance date June 29, 1976 to be recorded herewith in Deed Book 1039 at page 197 in the R.M.C. Office for Greenville, Co.



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.