WHEREAS. GORDON E. MASON and CHERYL A. MASON,

PERRY S. LUTHI (hereinafter referred to as Mortgagor) is well and truly indebted un to

(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 Fifty Thousand and NO/100-------

in full two (2) years from date hereof with interest according to the terms of Note dated today.

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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 aforesain 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 Mortgages, its successors and as-

"ALL that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and described as follows: In Greenville, Greenville Township, being a part of lot No. 55 according to plat of Cherokee Park, recorded in Plat Book C, Page 96, having the following metes and bounds, to-wit:

BEGINNING on the northwestern corner of Saluda Avenue and Keowee Avenue N. 62-32 W. 100 feet to corner of F. G. Brothers (See Vol. 88 for deeds, Page 488); thence with F. G. Brothers line N. 27-28 E. 47 feet to line of Lot No. 54; thence with the line of Lot No. 54 S 62-32 E. 100 feet to Keowee Avenue; thence with Keowee Avenue, S. 27-28 W. 47 feet to beginning corner.

Being the same property conveyed to the mortgagor herein by deed of Rosemary Belcher, as Trustee of the Estate of F. G. Brothers, deceased, dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1131, at Page 466 and rerecorded in Deed Book 1134 at Page 629.

This mortgage being second and junior in lien to that certain mortgage Rosemary Belcher as Trustee of the Estate of F. G. Brothers recorded in the Greenville County RMC Office in Mortgage Book 1511 at Page 704 in the original amount of \$33,000.00

> DOCUMENTARY STAMP 20.00

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Together with all and singular rights, members, herditaments, and appurtements to the same belonging in any way incident or apperfaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 such fixtures and equipment, other than the usual household furniture, he 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 Sortgagee forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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