

FILED
GREENVILLE CO. S. C.

OCT 20 2 59 PM '80

DONNE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of October,
1980, between the Mortgagor, Arthur T. Mason & Ruth T. Mason
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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 Seven Thousand Dollars
and no/100 (\$7,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated October 10, 1980, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____
Nov. 1, 1986.....;

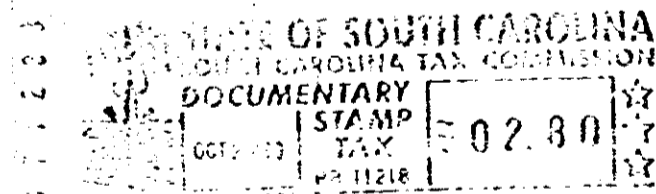
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 land, with all improvements thereon, or
hereafter to be constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville, in Austin Township, being known and designated as
Lot No. 91 in the Subdivision known as Eastdale, plat of said subdivision being
recorded in the Greenville County R.M.C. Office in Plat Book YY, at Pages 118 & 119,
and being more fully described as follows:

BEGINNING at an iron pin on the south side of Mimosa Drive, joint corner with
Lot No. 90 and running thence along said lot, S. 15-00 W., 200 feet to an iron pin;
thence S. 75-00 E., 105 feet to an iron pin; thence N. 15-00 E., 200 feet to an iron
pin on Mimosa Drive; thence along said drive, N. 75-00 W., 105 feet to the point of
beginning; being the same conveyed to us by Florrie E. Greer and William J. Greer
by deed of even date, to be recorded herewith.

This being the same property conveyed to the mortgagor herein by deed of Florrie E.
& William J. Greer, and recorded in the RMC Office for Greenville county on April
1, 1965, in Book 770 and Page 318.

This is a second mortgage and is junior in lien to that mortgage executed
to Arthur T. Mason & Ruth T. Mason, which mortgage is recorded in RMC office
for Greenville county, in Book 990, and page 355.



which has the address of 302 Mimosa Drive Mauldin
(Street) (City)
South Carolina 29662 (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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