

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
FEB 12 1 58 PM '87
SONNIE S. TANKERSLEY
R.M.C.
BOOK 1532 PAGE 407

WHEREAS, STEVE G. MASON AND CARMEN D. MASON

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SHARONVIEW FEDERAL CREDIT UNION

(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

THIRTY EIGHT THOUSAND EIGHT HUNDRED ----- Dollars (\$ 38,800.00) due and payable in accordance with the terms of said note

with interest thereon from _____ date _____ at the rate of 13.00 per centum per annum, to be paid: in accordance with the terms of said note.

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 _____~~

All that piece, parcel or lot of land situate, lying and being in O'Neal Township, in the County of Greenville, State of South Carolina, about three miles north of the City of Greer on the western side of Holiday Road and according to a plat prepared by John A. Simmons, October 15, 1960, has the following metes and bounds, to wit:

BEGINNING on a nail in the center of Holiday Road at the corner of property now or formerly of Clarence E. and Jeanette W. Mitchell (iron pin on western bank of road at 22 feet from true corner) and running thence with the center of said road N. 18-55 E. 137 feet to a nail (iron pin on western bank at 22 feet) running thence S. 83-45 W. 384.5 feet to an iron pin; running thence S. 6-15 E. 124 feet to an iron pin at the corner of Mitchell Road; running thence with that line N. 83-45 E. 326.7 feet to an iron pin, the point of beginning.

This is the same property transferred to the Mortgagors herein by deed of Mendel T. Hawkins and Charles Robert Faucette, as Partners in a South Carolina General Partnership known as Hawkins Properties, said deed being dated January 28, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1142 at Page 616.

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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.

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