

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1502 PAGE 204

99: F 50
S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
MERSLEY

WHEREAS, I, W.M. MASON

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALVIN L. HOWELL

(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

- - Nine Thousand and no/100 - - - - - Dollars (\$ 9,000.00) due and payable over a period of five years with interest payable semi-annually

with interest thereon from date at the rate of Ten (10%) per centum per annum, to be paid: semi-annually until paid in full.

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, situated on the north side of West Poinsett Street, formerly Highway No. 29, in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, formerly identified as Lot No. 6 and a part of Lot No. 7 of the Cunningham, Haynsworth & Burgiss subdivision according to the plat by W. N. Willis, dated December 10, 1915, and having the following courses and distances, to wit: Beginning at an iron pin on the north side of W. Poinsett Street, corner of the lot conveyed and the Mason lot, and running thence along said lot, N 18.36 E. 191.3 feet to an iron pin on south side of Oakland Avenue, thence S 67.13 E. 70 feet along Oakland Avenue to an iron pin; thence S. 12.15 W. 153.3 feet along the Keller lot to an iron pin on north side of of W. Poinsett Street; thence along said street, S. 87-15 W. 93 feet to the beginning corner.

This is the same property conveyed to Floy W. Cox by deed of R. L. Ford, recorded in Deed Book 106, page 295, R.M.C. Office for Greenville County, and the grantors herein are the only heirs at law of the said Floy W. Cox, deceased.

This being the same property conveyed to W. M. Mason by Deed of Clara B. Brashier, formerly Clara B. Cox, Floy W. Cox, Jr. and Marvin Douglas Cox as recorded in deed book 539, page 430, R. M. C. Office for Greenville County.

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DOCUMENTARY
STAMP

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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