

STATE OF SOUTH CAROLINA

APR 14 3 13 PM 1965

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 991 PAGE 407

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. M. Mason

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank, Greer, S. C.

(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 Thirteen Thousand (\$13,000.00)

Dollars (\$ 13,000.00) due and payable

at Two Hundred Twenty (\$220.00) Dollars per month, first payment due thirty (30) days from date and like payments to continue each and every month thereafter until paid in full.

with interest thereon from date at the rate of 5 1/2 per centum per annum, to be paid: in advance, each 90 days

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 Mortgagee 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, Chick Springs, Township, about one quarter of an acre from the corporate limits of the City of Greer, lying on the northern side of the U. S. Highway No. 29 and on the Eastern side of Bomar Avenue, and being a part of lots 1 and 2 and 24 and 25 as shown on Plat of Property known as CUNNINGHAM HEIGHTS, said Plat prepared by W. N. Willis, Eng'rs, December 10th, 1915, and lots 24 and 25 are also shown as Lot No. 1 on plat of Property of W. T. Brockman and J. Terry Wood surveyed by B. M. James August 17th, 1917, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the northern side of U. S. Highway No. 29, the pin being 21 feet from the center of said highway and joint corner of the W. M. Mason Service Station Lot, and runs thence with the Service Station lot line and the line of L. R. Mason Estate, N. 19-30 E. 161 feet to an iron pin on the Mason line and joint corner of the lot being conveyed this day to James and Helen DeShields; thence with the new dividing line of this lot and the DeShields lot being conveyed this day, N. 72-45 W. 97.6 feet to an iron pin on the eastern side of Bomar Avenue; thence with the eastern side of Bomar Avenue S. 17-45 W. 191.6 feet to the intersection of the Bomar Avenue with U. S. highway No. 29; thence with the northern side of U. S. Highway No. 29 N. 88-00 E. 98.4 feet to the beginning corner.

This is the same property conveyed to W. M. Mason by deed from J. C. Vaughn, dated January 18, 1945, and recorded in the R. MC Office for Greenville County in Deed Book 271, page 197.

Together with all and singular rights, members, herditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 21 PAGE 55

SATISFIED AND CANCELLED OF RECORD
21 DAY OF Jan 1974
Hannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:11 O'CLOCK A. M. NO. 18291