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GREENVILLE C. O.

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Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN.

William A. Cason and Teresa C. Cason

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Twenty Thousand and No/100

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of Seven & One-Half (7½%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

December 1, 1996

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, Being known and designated as the property of Teresa C. Cason and William A. Cason, as shown on a plat thereof prepared by Carolina Engineering and Surveying Company, dated November 12, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of a County Road and Mill Road and running thence, S. 4-19 E. 710 feet ; thence N. 85-41 W. 496.6 feet to an iron pin; thence N. 29-48 W. 327 feet to an iron pin; thence N. 82-37 E. 760.4 feet to an iron pin, the point of beginning.

This property is conveyed subject to the following restrictions which shall run with the land for a period of twenty (20) years from date hereof:

1. No dwelling shall be constructed on this property herein described containing less than 1,500 square feet excluding breezeways, carports, garages.
2. No mobile home or trailer shall be placed on said property.
3. This property shall be used for residence purposes only.

This is the identical property conveyed to the Mortgagor by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 919, Page 509.