

1963-60

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Steve George Mason,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eleanor O. Gibson, her heirs and assigns forever

(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

Two Thousand and no/100----- Dollars (\$ 2,000.00) due and payable in Twenty-two (22) months with no penalty for pre-payment

with interest thereon from _____ date _____ at the rate of Nine (9) per centum per annum, to be paid: annually

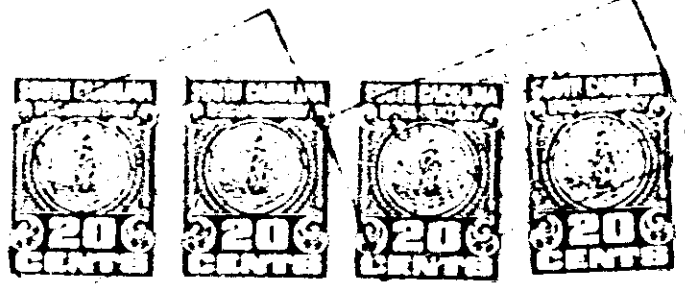
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Township of O'Neal, on the southeast side of Mt. Lebanon Road being shown and designated as Lot No. 1 of plat prepared for Joe K. Smith, made by G.A. Wolfe, RLS, dated September 7, 1963 and recorded in plat book GGG at page 255 in the R.M.C. Office for Greenville County and according to said plat having the following metes and bounds, to-wit:

BEGINNING at the joint front corner in the center of Mt. Lebanon Road at a nail and stopper in the road and running along the boundary of the property of D. Hasten Derrick S. 82-53 E. 302.9 feet to an iron pin; thence S. 6-24 W. 200 feet to an iron pin; thence N. 82-24 W. 339.2 feet to the center of Mt. Lebanon Road; thence along the center of Mt. Lebanon Road N. 16-50 E. 200 feet to the point of beginning.

This conveyance is subject to the rights of way, easements, conditions, public roads, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property and to the rights of the general public in so much of the above described property as lies within the road right of way of Mt. Lebanon Road, a public road.



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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