

FILED
MORTGAGE E. CO. S. C.

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JAN 14 1 25 PM '77

BONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

William A. Cason and Teresa C. Cason (herein "Borrower") and the

Mortgagee First Piedmont Bank & Trust Company

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Eighty-one Hundred, Seventy-Six
& 20/100 Dollars (\$ 8176.20) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable in 60 equal
payments of \$136.27; and Beginning February 20, 1977.

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of Eighty-one Hundred,
seventy-six & 20/100 Dollars (\$ 8176.20);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Oblig-
ations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

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.4-19E. 710 Feet; thence N. 85-41W.
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 herin 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 porperty 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, from Frances S. Crosby, Teresa Crosby Cason and Samuel E. Crosby
recorded on July 7, 1971.

The mailing address of the Mortgagee herein is P. O. Box 3028, Greenville, S. C. 29602.

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