

Box 10121, Greenville, S. C. 29603

GREENVILLE, S. C.

MAY 23 3 52 PM '77

BOOK 1398 PAGE 498

MORTGAGE

THIS MORTGAGE is made this 23rd day of May 1977, between the Mortgagor, Thomas J. Mason and Mary P. Mason (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of South Carolina whose address is Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2007;

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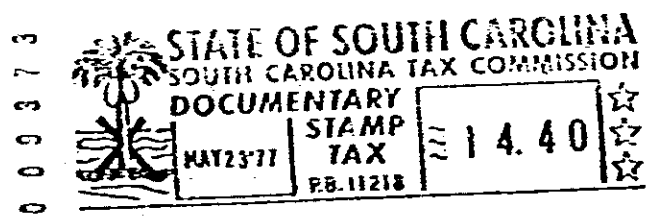
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of _____ State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 155 on plat of Del Norte Estates, recorded in Plat Book WWW at page 32 and having the following courses and distances:

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BY

BEGINNING at an iron pin on Broadford Road, joint front corner of Lots 155 and 154 and running thence with the joint line of said lots, S. 58-55 E. 145.1 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 155, S. 45-55 W. 65.6 feet and S. 45-45 W. 18.3 feet to an iron pin, joint rear corner of Lots 155 and 156; thence along the joint line of said lots, N. 48-24 W. 144.5 feet to an iron pin on Broadford Road; thence with said Road, N. 45-10 E. 95 feet to an iron pin, the point of beginning.

Being the same property conveyed by J. W. Merrill, III and Elizabeth S. Merrill by deed recorded May 23, 1977.



which has the address of 104 Broadford Road, Greenville, S. C. 29607 (Street) (City) (State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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