

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS GORDON E. MASON and CHERYL A. MASON

hereafter referred to as Mortgagors as well and truly indebted unto PERRY S. LUTHI

hereafter referred to as Mortgagee as evidenced by the Mortgage's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of  
FOUR THOUSAND FIVE HUNDRED and NO/100-----Dollars \$ 4,500.00----- due and payable  
on or before 9 months

with interest thereon from date hereof at the rate of nine (9%) per centum per annum to be paid annually

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for any other sums as may be advanced to or for the Mortgagors' account for taxes, insurance premiums, public assessments, repairs and for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagors may be indebted to the Mortgagee at any time for advances made to or for the account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand sold 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, aliened, released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns

ALL that certain parcel, parcel or lot of land, with all improvements thereon, hereafter referred to as the whole, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the West side of Bahan Street, and being known and designated as a part of Lot No. Seventeen (17) on Plat No. 2 of the W. S. Bradley property as shown on plat prepared by Dalton and Neves, dated April, 1945 and which plat has been recorded in the RMC Office for said County in Plat Book 0, page 159, and being more particularly described as follows, to-wit:

BEGINNING at a point on the West side of said street and which point is S. 0-42 E. 61.4 feet from a pin located at the joint corner of Lots Nos. 3 and 17 as shown said plat and running thence from said point and with the West side of said street S. 0-42 E. 61.3 feet to an iron pin located at the joint front corner of Lots Nos. 17 and 18 as shown on said plat, thence with the joint property line of said last two mentioned lots S. 86-52 W. 200 feet to a pin, thence N. 0-42 W. 53 feet to a point, thence in an Easternly direction and in a straight line 200 feet, more or less, to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the West side of Bahan Street, and being known and designated as a part of Lot No. Seventeen (17) on Plat No. 2 of the W. S. Bradley property as shown on plat prepared by Dalton and Neves, dated April, 1945 and which plat has been recorded in the RMC Office for said County in Plat Book 0, page 169, and being more particularly described as follows, to-wit:

BEGINNING at a point on the West side of said street and which point is N. 0-42 W. 61.3 feet from a pin located at the joint corner of Lots Nos. 17 and 18 as shown on said plat and running thence from said point and with the West side of said street N. 0-42 W. 61.4 feet to a pin at the joint corner of Lots Nos. 3 and 17 as shown on said plat, thence S. 82-40 W. 201.8 feet to the joint rear corner of Lots Nos. 1 and 2 as shown on said plat, thence S. 0-42 E. 53 feet to a point, thence in an Easternly direction and in a straight line 200 feet, more or less, to the beginning point.

THESE are the same properties conveyed by deed of Perry S. Luthi, as Trustee for Kull Trust to the Mortgagors herein by deeds dated November 2, 1977 and recorded in Deeds Vol. 1067, page 804 and Vol. 1067, page 953.

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Notary Public  
Perry S. Luthi  
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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 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 from 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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