

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES HAROLD MASON, JR. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of **Twenty-Seven Thousand Two Hundred Two and 81/100** -----DOLLARS

(\$ 27,202.81) as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is **17** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security;

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, City of Greenville, on the western side of Pimlico Road and being known and designated as all of Lot 104 on plat of Section A, Gower Estates Subdivision, which plat is of record in the RMC Office for Greenville County, S.C. in Plat Book QQ, at Pages 146 & 147, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Pimlico Rd. at the joint front corner of Lots 103 & 104 and running thence with the line of said lots S 67-46 W 188.4 feet to an iron pin in the center of a branch; thence with the center of said branch, the traverse line being N 3-14 W 105.76 feet to a point in the center of the branch; thence N 67-46 E 154 feet to an iron pin on the western side of Pimlico Rd.; running thence with said road S 22-14 E 100 feet to the point of beginning.

ALSO, all that piece, parcel or lot of land in the City and County of Greenville, State of S.C., being a portion of Lot No. 105, Section A, Gower Estates, as shown on a plat thereof which is of record in the Office of the R.M.C. for Greenville County, S.C. in Plat Book QQ, Pages 146 & 147, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Pimlico Rd. at the joint front corner of Lots Nos. 104 & 105 and running thence with said lots S 67-46 W 166 feet to an iron pin in the center of a branch; thence with said branch N 25-06 W 10 feet to a point; thence in a new line through Lot 105 N 67-46 E 166 feet, more or less, to a point on the western side of Pimlico Rd.; thence with said road S 22-14 E 10 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Robert L. Bell, dated December 14, 1977, and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1070 at Page 150 on December 14, 1977.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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