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# MORTGAGE

BOOK 1560 PAGE 15

THIS MORTGAGE is made this 14th day of December 1981, between the Mortgagor, William A. Cason and Teresa C. Cason (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is 500 East Washington Street, Greenville, South Carolina 29601 (herein "Lender").

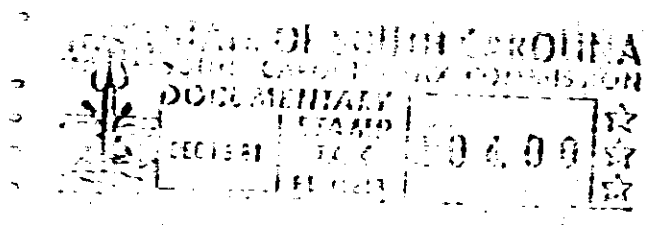
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1987.

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 Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as the property of Teresa C. Cason and William A. Cason, as shwon 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. 4-19 E. 710 feet; thence N. 85-41 W. 496.6 feet to an iron pin; thence N. 29-48 W. 710 feet to an iron pin; thence N. 82-37 E. 760.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Frances S. Crosby, et al, dated July 3, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 919, at page 509.



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which has the address of Route 2 Stewart Road Simpsonville  
[Street] [City]  
S. C. 29681 (herein "Property Address");  
[State and Zip Code]

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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