

MORTGAGE OF REAL ESTATE

BOOK 1584 PAGE 156

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
FEB 22 1 23 PM '82
S.C.
H.M.C.
HARRISLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Steve G. Mason

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Henson

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Thousand and No/100-----

-----Dollars (\$ 8,000.00) due and payable

as provided for in Promissory Note executed of even date herewith.

~~with interest thereon from the date hereof to the date of payment thereof at the rate of ten percent per annum~~

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, about eight miles north of Greer, being shown on plat prepared by S. D. Atkins, W. N. Willis, Engrs., dated October 16, 1972, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on South Carolina Highway No. 14 and runs thence S.83-00 E. 191 feet to an iron pin; thence S.15-45 E. 300 feet to an old iron pin on Neeley Mill Road; thence N.84-20 W. 222 feet to an iron pin on the bank of South Carolina Highway #14; thence along the bank of said Highway, N.09-40 W. 294 feet to the point of beginning, and containing according to said plat, 1.4 acres, more or less.

THIS is the same property as that conveyed to Steve G. Mason and Carmen D. Mason by deed of Edna N. Mason recorded in the RMC Office for Greenville County in Deed Book 960 at Page 560 on November 17, 1972. Carmen D. Mason conveyed her one-half interest in property to Steve G. Mason by deed recorded in said RMC Office in Deed Book 1155 at Page 266 on September 17, 1981.

THE mailing address of the Mortgagee herein is Route 2, Jordan Road, Greer, South Carolina 29651.

THE Mortgagor hereby grants to the Mortgagee a security interest in the following two (2) mobile homes located on the above described property:

- (1) Homemade Mobile Home, Serial No. SCHD48465, South Carolina Certificate of Title No. S518584.
- (2) 1968 Biltmore Mobile Home, Serial No. B4G71151465, 12 x 60.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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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 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 and clear of 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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