

FILED  
GREENVILLE CO. S. C.

BOOK 1603 PAGE 274

State of South Carolina

APR 22 1 59 PM '83

Mortgage of Real Estate  
FILED  
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County of Greenville

DONNIE S. WENSLEY  
R.M.C.

APR 22 1 59 PM '83

DONNIE S. WENSLEY  
R.M.C.

THIS MORTGAGE made this 18th day of April

by James Harold Mason, Jr.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is

P. O. Box 1329, Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, James Harold Mason, Jr.

is indebted to Mortgagee in the maximum principal sum of

Twenty-One Thousand and No/100----- Dollars (\$ 21,000.00 ), which indebtedness is

evidenced by the Note of James Harold Mason, Jr. of even

date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of October 12, 1983 which is 180 days after the date hereof) the terms of said Note and any agreement modifying it

are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all

indebtedness outstanding at any one time secured hereby not to exceed \$ 21,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, 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 in Plat Book QQ at Pages 146 and 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 Road at the joint front corner of Lots 103 and 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 Road; 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 situate, lying and being in the City and County of Greenville, State of South Carolina, situate, lying and being on the western side of Pimlico Road, being a portion of Lot No. 105, Section A, Gower Estates Subdivision, as shown on a plat thereof which is of record in the Office of the RMC for Greenville County, SC, in Plat Book QQ Pages 146 and 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 Road at the joint front corner of Lots Nos. 104 and 105, and running thence with the line of 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 Road; thence with said road, S. 22-14 E. 10 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Robert L. Bell dated December 14, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1079 at Page 150.

SEE OVER

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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