

Mortgagees Address: Route 2, Jordan Rd.
Greer, S.C. 29651

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. MORTGAGE OF REAL ESTATE

JUN 12 10 37 AM '84
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STEVE GEORGE MASON
DONNIE S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS G. SLOAN

(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

FORTY THOUSAND AND 00/100ths

Dollars (\$40,000.00) due and payable

in 72 monthly payments of \$813.56 each beginning July 15, 1984 and continuing until paid in full. Payments shall be applied first to interest, balance to principal. Mortgagor shall have privilege of prepayment without penalty.

with interest thereon from date at the rate of 13.5 per centum per annum, to be paid: monthly as aforesaid

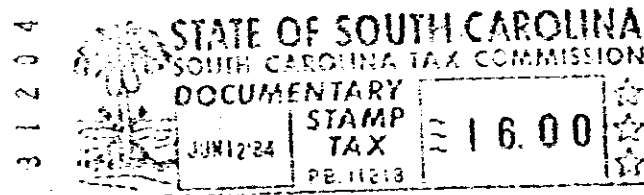
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, 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, located about five miles North from Greer, S.C., formerly a part of the J. F. Ballenger property and being shown and designated as Tract No. TWENTY-THREE (23) on a plat of property made for F.B. and I.V. Edwards, made by J.O. Bruce, Surveyor, dated 5-20-1961 and recorded in plat book YY, page 1, R.M.C. Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at the joint/^{front}corner of lots 22 and 23 on the Southeast side of a 50 foot road and running thence N. 44-02 E., 400 feet to corner of Tract No. 24; thence still with the line of tract No. 24, N. 81-24 E., 494 feet to pin; thence still with the line of tract No. 24, N. 49-08 E., 39 feet to creek; thence with the creek, the creek line S. 11-40 E., 600 feet to a point; thence still with creek S. 8-34 E., 300 feet to corner of tract No. 22; thence with the line of tract No. 22, N. 60-43 W., 1069 feet to the beginning corner and containing 9.5 acres more or less.

THIS being the same property conveyed unto Steve George Mason by deed of The Master in Equity for Greenville County recorded in Deed Book 1214 at Page 684 on June 12, 1984.



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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend 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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