

MORTGAGE OF REAL ESTATE - ^{FILED} ^{GREENVILLE CO. S.C.} ^{MANLY, FOSTER, JOHNSTON & ASHMORE, ATTORNEYS AT LAW, JUSTICE BUILDING, GREENVILLE, S. C.}
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1062 PAGE 71

MORTGAGE OF REAL ESTATE

JUN 28 4 36 PM 1967
OLLIE FARNSWORTH
R. M. C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Etca H. Vaughn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 THIRTY TWO THOUSAND AND NO/100THS- - - - - Dollars (\$ 32,000.00) due and payable six (6) months after date

with interest thereon from date at the rate of 6-1/2% per centum per annum, to be paid: quarterly

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, in the City of Greenville, at 411 Railroad Street and being shown on the City Plat Book at Page 26, Block 3, Lot 10 and having a frontage on the southern side of Railroad Street consisting of 116 feet, more or less, and with an approximate depth of 247 feet and the lot is triangular in shape.

The above described property is the same conveyed to the Mortgagor by deeds recorded in the RMC Office for Greenville County in Deed Book 806 at page 428 and Deed Book 809 at page 457, and by deed of even date herewith to be recorded.

Together with all and singular rights, members, hereditaments, 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 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.

PAID IN FULL & SATISFIED, this 21 day of Dec. 1967

Southern Bank and Trust Company
Greenville, South Carolina

By Thomas G. Vandiver Pres. Geo. P. Wenck V. Pres.

Witness Donna H. Coker
Meta G. Stowe

SATISFIED AND CANCELLED OF RECORD
26 DAY OF Dec. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:42 O'CLOCK P. M. NO. 17615