

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S. C.  
NOV 16 1 53 PM 1967  
R. M. C.

WHEREAS, I, Carol B. Vaughn,

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

(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 -----

Six Thousand and No/100----- Dollars (\$ 6,000.00 ) due and payable

\$118.81 on the 16th day of each and every month hereafter, beginning December 16, 1967; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment at any time without penalty,

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

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, on the northeastern side of Sterling Street, near the City of Greenville, being shown and designated as Lot No. 9 on plat of property of J. R. Martin, recorded in Plat Book "C", page 103, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Sterling Street, joint front corner of Lots 9 and 7, and running thence with line of Lot 7, N. 56 1/4 E 136 feet to pin; thence S 50 1/2 E 50 feet to pin at rear corner of Lot 5, thence with line of Lot 5, S 56 1/4 W 136 feet to pin on Sterling Street; thence with the northeastern side of Sterling Street, N 50 1/4 W 52 feet to the point of beginning.

The above is the same property conveyed to mortgagor by deed dated February 14, 1963, and recorded in the R. M. C. Office for Greenville County in Deed Book 716, at Page 373.

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, its heirs, successors and assigns, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.