

MAY 22 5 09 PM '70

LIE FARNSWORTH
R. M. C. OFFICE
S. 2. 00 0011111111111111

BOOK 1156 PAGE 25

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. A. Vaughn

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Seventeen Thousand Five Hundred and No/100----- DOLLARS (\$ 17,500.00), with interest thereon at the rate of eight (8) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 O'Neal Township, on the South side of Beaver Dam Creek, waters of Enoree River, known as part of the Lemual C. Dill land devised to him by Elijah Dill and devised to Elizabeth Dill Brookshire by Lemual C. Dill and having the following metes and bounds, to-wit:

BEGINNING at a p.o. 3x new mark and running thence S. 23-4 E. 18.20 chains to a stake o.m.; thence N. 86½ E. 9 chains to a Spanish Oak x o.m.; thence S. 75 E. 12.75 chains to a stake in branch near Poplar o.m.; thence down said branch 36.30 chains to Beaver Dam Creek; thence up the meanders of Beaver Dam Creek to another branch; thence up the branch S. 56 3/4 W. 27 chains to a stone o.m.; thence N. 72½ W. 6.40 chains to the point of beginning and containing 48 acres, more or less.

ALSO:

All that piece, parcel or tract of land situate, lying and being in O'Neal Township, Greenville County, State of South Carolina in the Double Springs Community on the Eastern side of the County Road and adjoining the first above mentioned tract on the Western side thereof and having the following metes and bounds, to-wit:

BEGINNING at an old stone corner of the Western side of said road and running thence S. 87-08 E. 886.5 feet to an i.p. at corner of the first above described tract; thence along the line of said tract N. 22-22 W. 1202 feet to a post oak stump; N. 72-57 W. 71 feet to a point on the said County Road; thence with said road the following courses and distances: S. 15-04 E. 90 feet; S. 5-30 W. 100 feet; S. 21-52 W. 100 feet; S. 32-19 W. 400 feet; S. 49-36 W. 350 feet; S.46-04 W. 100 feet; S. 33-04 W. 200 feet; S. 20-00 W. 200 feet to the point of beginning and containing 11.6 acres, more or less.

This being the same property conveyed to the Mortgagor by deed recorded in Deed Book 885 at Page 138 RMC Office for Greenville County dated February 9, 1970.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.