

GREENVILLE CO. S. C.

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BOOK 1171 PAGE 551

MORTGAGE OF REAL ESTATE—Officers of Law, Thornton Arnold & Thomason, Attorneys at Law, Greenville, S. C.
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Porter F. Vaughn,

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

WHEREAS, the Mortgagor is well and truly indebted unto Ralph H. Witt and Mary C. Witt,
(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

Fifteen thousand and no/100-----DOLLARS (\$15,000.00)

with interest thereon from date at the rate of XXX per centum per annum, said principal and interest to be repaid: XXX This note and mortgage are given to secure payment by the mortgagor herein of the indebtedness of \$15,000.00 due on another note and mortgage executed by Porter F. Vaughn, Ralph H. Witt and Mary C. Witt, to Southern Bank & Trust Co., which indebtedness the said Porter F. Vaughn has expressly assumed. The obligation evidenced by this note and mortgage shall terminate upon compliance by Porter F. Vaughn with the obligations of said mortgage to Southern Bank & Trust Co. Upon default of any obligation due under said mortgage to Southern Bank & Trust Co., the mortgagees herein shall have the right to immediately declare the entire balance of \$15,000.00 evidenced by this obligation due and payable and to immediately foreclose this (Cont'd on back)

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, being shown as Lot 2 on plat entitled "Subdivision of Lot 9 of J. H. Sitton Property" recorded in Plat Book NN at Page 105, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of State Highway 291 at the corner of Lot 1 and running thence S. 88-15 E. 191.88 feet; thence S. 0-03 W. 20.01 feet; thence N. 88-15 W. 192.41 feet; thence N. 1-45 E. 20 feet along the right of way of State Highway 291 to the beginning corner.

As part of the consideration for this conveyance, Grantee assumes and agrees to pay the balance due on mortgage to Southern Bank & Trust Company recorded in Mortgage Book 1167 at Page 424.

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.