

AUG 10 12:39 PM '72

BOOK 1244 PAGE 369

STATE OF SOUTH CAROLINA
COUNTY OF Greenville) ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, B. F. Reeves

(hereinafter referred to as Mortgagor) is well and truly indebted unto

L. J. Vaughn, Jr. & L. Alfred Vaughn,

(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

Twenty Five Thousand Eight Hundred Seventy Five --- Dollars (\$ 25,875.00) due and payable

on sale of lots; at \$900.00 per acre. Such acreage to be released by Mortgagees as required by Mortgagor upon payment of \$900.00 per acre.

with interest thereon from date at the rate of -7- 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, near the Town of Simpsonville, on the eastern side of Howard Drive, containing 28.75 acres (including road) and shown on a Plat by C. O. Riddle, dated April, 1970 and recorded in the RMC Office of Greenville County in Plat Book 4D at Page 177 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNIN at a railroad spike near the center of Howard Drive, and running thence with the line of property now or formerly of Irene G. & Marvin E. Baughcombe, N. 76-45 E., 560.7 feet to an iron pin and stone; thence S. 17-45 E., 79.6 ft. to an iron pin; thence S. 77-46 E., 660.7 feet to an iron pin; thence N 69-09 E. 281.4 ft. to an iron pin, thence along property line of Frank T. & William G. Hipps, S. 32-39 E. 790.8 ft. to an iron pin; thence along the line of property of Ruby A. Todd, S. 83-46 W., 2001.5 ft. to the center of Howard Drive; thence down the center of Howard Drive, N 5-24 E. 198.5 ft. to an iron pin; thence S. 84-30 E., 298 ft. to iron pin, thence N 5-30 E., 356 ft. to an iron pin, thence N 84-30 W., 298 ft. to iron pin in center of Howard Drive, thence continuing in center of Howard Drive, N. 5-37 E., 319.6 ft. to railroad spike and the point of beginning.

This being the same land conveyed to Mortgagor by deed of L. J. Vaughn, Jr. and L. Alfred Vaughn by deed of August 7, 1972 and recorded in the RMC Office for Greenville County.

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 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.

Jan Ernest + Marjorie ... F. S. M. Book 1248 page 619