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ELIZABETH RIDDER
R.H.G.

1258 MR 647

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JIM VAUGHN ENTERPRISES, INC.

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

WHEREAS, the Mortgagee is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C. (hereinafter referred to as Mortgagee) in the sum of Thirty Thousand Five Hundred and No/100----- DOLLARS

(\$30,500.00-----), as evidenced by the Mortgagee's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty-five (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 Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagee's account, including advances made by the Mortgagee on other or no security;

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagee 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 Mortgagee in hand well and truly paid by the Mortgagee at and before the signing 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, at the northwesterly intersection of Cunningham Road and Peachtree Street, being shown and designated as Lot No. 18, on plat of Section 3, Cunningham Acres, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 N", at Page 73, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Peachtree Street, joint front corner of Lots Nos. 17 and 18, and running thence with the joint lines of said lots, N. 3-10 W.; 165 feet to an iron pin in line of lot No. 20; thence with the joint lines of Lots Nos. 18, 19, and 20, N. 86-50 E.; 176.1 foot to an iron pin on the westerly side of Cunningham Road; thence with the westerly side of Cunningham Road, S. 14-29 W.; 148 feet to an iron pin at the northwesterly intersection of Cunningham Road and Peachtree Street; thence with the northwesterly intersection of Cunningham Road and Peachtree Street, S. 53-40 W.; 40.4 feet to an iron pin on the northerly side of Peachtree Street; thence with the northerly side of Peachtree Street, S. 86-50 W.; 88.9 feet to an iron pin, the point of BEGINNING.

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.