

REGISTRATION NO. 22
MORTGAGE OF REAL ESTATE
COMPLIES WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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Greenville, S. C. - Greer, S. C.
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Earl D. Vaughn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Janie B. Mayfield

(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 Thousand-----Dollars (\$ 20,000.00) due and payable

in full, one (1) year from date

with interest thereon from date at the rate of 6% per centum per annum, to be paid: annually

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, O'Neal Township, about two miles North from the City of Greer, lying on the East side of the Miller Road, and on the south side of the Pumping Station Road and on the South side of South Tyger River, being bounded on the North by the said river and City of Greer Pumping Station Lot, and on the East by lands of Burnett Howell and on the South by lands of Powell and B. H. Burnett, on the West by the said Miller Road and the Pumping Station Road, and having the following courses and distances, to wit:

BEGINNING on an iron pin in the center of the Miller Road and joint corner of B. H. Burnett's older tract, and runs thence with the said road N. 26-25 W. 121 feet to an iron pin in the center of the Miller Road and at the northern edge of the intersection of the Pumping Station Road and being the joint corner of the T. M. Moon tract; thence with the Pumping Station Road N. 21-15 E. 600 feet to a bend; thence N. 20-15 E. 100 feet to a bend; thence N. 15-05 E. 100 feet to a bend; thence N. 1-03 W. 100 feet to a bend; thence N. 21-38 W. 100 feet to a bend; thence N. 33-48 W. 30.5 feet to an iron pin in the center of the said road and on the line of the City of Greer Pumping Station lot; thence with the line of this lot N. 57-25 E. 143.5 feet to an iron pin, joint corner of the City of Greer lot; thence with another line of the said lot N. 37-15 W. 222 feet to a point in the center of South Tyger River (iron pin back on line on the southern bank of the river at 175 feet); thence down the center of the river N. 78-00 E. 128 feet to a bend; thence S. 62-30 E. 400 feet to a bend; thence N. 82-55 E. 100 feet to a bend; thence N. 29-15 E. 500 feet to a bend; thence N. 62-00 E. 300 feet to a bend; thence S. 72-15 E. 350 feet to a point in the said river; thence S. 1-45 W. 75 feet to a Maple (old corner); thence continuing with the same course, S. 1-45 W. 1445 feet, making a total distance of 1520 feet to an iron pin on the Burnett Howell line and joint corner of the Powell land; thence with the Powell line S. 85-00 W. 1582 feet to the beginning corner in the Miller Road, and containing Forty Six and Eighty-four One-hundredths (46.84) acres, more or less.

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 forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.