

WHEREAS,

L. Alfred Vaughn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of S. C., N.A.

(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 and 00/100-----
Dollars (\$ 20,000.00) due and payable

One (1) year from date,

800

with interest thereon from date at the rate of Eight 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, in the Town of Simpsonville, lying between West Main Street and Maple Street (Georgia Road) and being a portion of the J. S. Moore Estate, shown in part on a Plat of "Property of Mrs. J. S. Moore (Florence Moore)" prepared by C. O. Riddle, dated June, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book FF, Page 442, and being further described, to-wit:

BEGINNING at an iron pin at the joint rear corners of Lots 1 and 5 (said iron pin being on a private drive S. 83-58 W., 169.2 ft. from the West edge of West Main Street) and running thence with the joint rear lines of Lots 1, 2, 4 & 5, S. 25-00 E., 185.5 ft. to an iron pin at the joint rear corners of Lots 2 and 3 and lot owned now or formerly by Alfred Vaughn; thence in a Southwesterly direction with the Alfred Vaughn property line, 165 ft., more or less, to a point on the Eastern edge of Maple Street (Georgia Road) thence with the curve of Maple Street in a Northwesterly direction, 178.2 ft., more or less, to a point on the Northern edge of Maple Street, at the joint corner of property herein conveyed and property now or formerly of Kate Ellen T. Hewitt Barker; thence leaving Maple Street and running in a Northerly direction with the line of the property of Kate Ellen T. Hewitt Barker, 110 ft., more or less, to a point; thence still with the Barker property in a Westerly direction, 50 ft., more or less, to a point on the Eastern edge of Maple Street (Old Stage Road) thence with the Eastern edge of Maple Street in a Northerly direction, 110 ft., more or less, to a point on the line of property now or formerly of Mary Burdette Coble; thence with the line of property of Mary Burdette Coble and continuing with the line of property now or formerly of Zuliene Moore and James Louis Ball, 327.3 ft., more or less, in an Easterly direction to a point on the rear of property now or formerly owned by Estelle Moore Kathy; thence with the line of property of Estelle Moore Kathy and continuing with the line of property, now or formerly, of Leva Moore Henderson, 164.3 ft., more or less, to an iron pin at the rear corner of the Leva Moore Henderson property on the Northern edge of a 15 ft. private drive aforementioned; thence from the iron pin at the rear of the Leva Moore Henderson property in a Southeasterly direction crossing over said private drive to an iron pin at the joint rear corner of Lots 1 & 5 being the point of beginning.

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.

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