

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

1328 787

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Raymond G. Smith and Judith Lee Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. Alfred Vaughn,
his heirs and assigns

(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 Fourteen Thousand, Five Hundred and 00/100-----
Dollars (\$ 14,500.00) due and payable

in accord with terms of Note this date executed

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

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, containing 3.15 acres and being the Southernmost tract on a plat entitled "Property of L. J. Vaughn, Jr. and L. Alfred Vaughn" by C. O. Riddle, dated September, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike near the center of Howard Drive, joint corner of property of Ruby A. Todd and running thence with the Todd line, S. 83-46 W. 550.4' to an old iron pin; thence along property, now or formerly, of Icie Mae and Willie Hicks, N. 1-30 E. 304.8' to an iron pin at the joint corner of 3.18 acre tract owned by L. J. Vaughn, Jr.; thence along the line of said lots, S. 84-36 E. 559.8', more or less, to a nail and cap near the center of Howard Drive; thence along the center of said Drive, S. 5-54 W. 193' to the point of beginning.

This is the same property conveyed to the mortgagors by deed of L. Alfred Vaughn to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage this date given to United Federal Savings and Loan Association.

5,580



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.

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