

1985-927

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

APR 27 4 42 PM '76
CONNIE S. TANKERSLEY
S.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, RICHARD PETERSON

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

TEN THOUSAND ----- Dollars (\$ 10,000.00) due and payable
One Hundred Twenty One & 33/100 (\$121.33) on the 21st day of May, 1976 and a like amount
on the 21st day of each and every month thereafter, until the entire principal sum is
paid in full, said installments to be applied first in payment of interest and balance
to principal

with interest thereon from _____ date _____ at the rate of 8% per centum per annum, to be paid: monthly

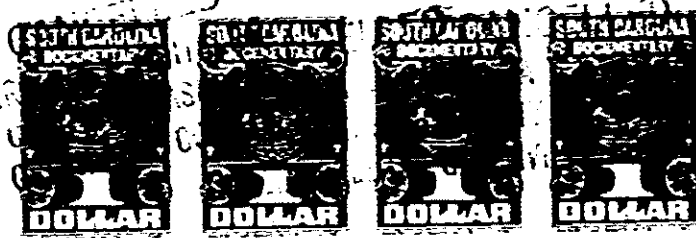
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, being shown as an unnumbered lot at the northeast intersection of Hudson Street & Oscar Street and having according to a survey of the property of Ward S. Stone dated April 1960, prepared by C. O. Riddle, R.L.S., the following metes and bounds, to-wit:

Beginning at an old iron pin at the northeast intersection of Hudson Street and Oscar Street, and running thence with the north side of Oscar Street, S. 55-12 E. 119 feet to an iron pin; thence N. 22-44 E. 142.5 feet to an iron pin; thence N. 58-00 W. 113.7 feet to an iron pin on the southeast side of Hudson Street; running with Hudson Street, S. 24-31 W. 135.9 feet to the beginning corner.

This mortgage is given to secure a portion of the purchase price of the above described property.



S-4-00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all 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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