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GREENVILLE CO. S. C.

BOOK 1382 PAGE 453

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 8 9 45 AM '76
DORRIS S. TANNER, CLERK

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Verron P. Waters

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

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(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 --Six Thousand Five Hundred and No/100

in monthly installments of Seventy Eight and 87/100 (\$78.87) Dollars each, first payment due and payable on the first day of December, 1976, and to continue on the first day of each and every month thereafter in like payments until paid in full. Entire balance of principal and interest due and payable on or before ten (10) years from date,

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with interest thereon from date at the rate of eight percentum per annum, to be paid: in said monthly installments,

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:

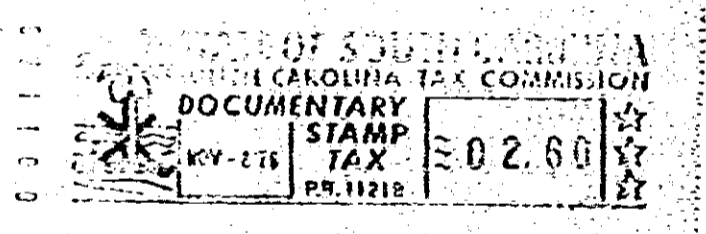
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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:

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"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, about five miles northward from Greer, S.C., and on the southeastern side of Cannon Road, and being adjacent to the tract of Crowder, and being shown and designated as 5.12 acres, more or less, on plat entitled survey for "George W. Vaughn", dated Nov. 2, 1976, prepared by Wolfe & Huskey, Inc., Surveyors and Engs., said plat being recorded herewith and pleaded and made a part of this description as to metes and bounds courses and distances.

This is that same property conveyed to Mortgagor by Mortgagee this date and to be recorded in RMC Office for Greenville County, S.C., herewith.

THIS IS A PURCHASE MONEY MORTGAGE.



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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