

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } W 20 3 18 PM '77
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, we, William Vaughn and Sylvia Vaughn,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, Travelers Rest, South Carolina,

(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-one Thousand Seven Hundred and no/100-----

Dollars (\$ 21, 700. 00) due and payable

in monthly payments of Two Hundred Sixteen and 89/100 (\$216. 89) Dollars each, beginning on the 20th day of January, 1977, and then thereafter each successive date and month until paid in full,

with interest thereon from date at the rate of 8 3/4% per centum per annum, to be paid: monthly, with payments applied first to interest and then to principal. Note and mortgage due and payable in full in any change of ownership.

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 Chicksprings Township, being known as Lot 22 on plat of Rolling Acres, a revision of Lots 21 and 22, recorded in the R. M. C. Office for Greenville County in Plat Book 4D, page 167, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Dahlgreen Lane at the corner of Lot 23, and running thence N 13-02 W 191.1 feet to an iron pin; thence S 59-22 W 139 feet to an iron pin; thence S 23-22 E 162 feet to an iron pin on the northern side of said Lane; thence N 71-26 E 104 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Clyde A. Robertson and Margaret E. Robertson, dated April 24, 1970, and recorded in Deed Book 888, page 470, R. M. C. Office for Greenville County.

DOCUMENTARY
ESTAMP
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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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