

FILED
GREENVILLE CO. S. C.

FEB 3 12 28 PM '77

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1388 PAGE 517

THIS MORTGAGE is made this 1st day of February 1977, between the Mortgagor Ethel Campbell Vaughn (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand Six Hundred and no/100 (\$20,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 1st 1977 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1st 2007

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To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: All that piece, parcel or lot of land lying, being and situate in Chick Springs Township, County and State aforesaid, about two miles West from the City of Greer, and being shown on plat of property made for Cecil McClimon dated Jan. 11, 1956 and recorded in the R. M. C. Office for said County in Plat Book FF, page 398, and having the following metes and bounds, to-wit: Beginning at an iron pin on the northeastern edge of Buncombe Road, at a point 283 feet southeast of the intersection of Buncombe Road and Brushy Creek Road, and running thence along the edge of said Buncombe Road, S.36-02 E.82 feet to iron pin at corner of property formerly of Moss and Zobedia Black; thence N.85-08 E.103.7 feet to an iron pin; thence N.19-36 W.96 feet to iron pin; thence S.85-48 W.64.5 feet to iron pin; thence S.62-57 W.61.6 feet to the point of beginning. For a more particular description see the aforesaid plat. This being the same property which was conveyed to Elmer S. Wilson by Lawrence Michael McKinney and Diane H. McKinney by deed recorded on Nov. 6, 1975 in said office in Deed Book 1026, page 872. And this being the same property which was conveyed to mortgagor herein by Elmer S. Wilson by deed which will be recorded forthwith in the said office.



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which has the address of 907 Buncombe Rd. Greer, S. C. 29651 (herein "Property Address");

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To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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