MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.,

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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CONNIE S. TAMA FO ALL WHOM THESE PRESENTS MAY CONCERN:

R.M.C. STAMA FR ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, Orrie S. Vaughan,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

according to the terms thereof said note being incorporated herein by reference.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, and on the west side of North Franklin Road in a section known as Sans Souci, and being known and designated as Lot No. 233 of the property of the Colonia Land Company as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book J at pages 4 and 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of North Franklin Road at the corner of Lot No. 232, and running thence along the line of that lot N. 57-02 W. 200 feet to an iron pin at the rear corner of said lot, thence N. 32-58 E. 68 feet to an iron pin at the rear corner of Lot No. 234; thence along the line of that lot, S. 57-02 E. 200 feet to an iron pin at the corner of said lot on the west side of North Franklin Road; thence along the west side of North Franklin Road, S. 32-58 W. 68 feet to the beginning corner; being the same property conveyed to Orrie S. Vaughan by deed dated September 21, 1954, from Charles A. Owen, Jr., and recorded in the R. M. C. office for Greenville County in Deed Book 508 at Page 437.

The address of the Mortgagee is P. O. Box 544, Travelers Rest, South Carolina 29690.



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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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