

Rt. 1, Woodruff Rd.

Simpsonville S. C. 29681 - Office of W. B. Bergel, Ericson & Parham, P.A. Greenville, S. C.

DENNIS S. VAUGHN

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: R. E. Vaughn

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto T. C. 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 Fifteen Thousand and No/100----- DOLLARS (\$ 15,000.00 ) with interest thereon from date at the rate of 7 1/2 per centum per annum, said principal and interest to be repaid as follows:

principal and interest payable in one installment one year from date hereof

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land lying and being in the County of Greenville, State of South Carolina, designated as Tract No. 1 and Tract No. 3 on the plat entitled Property of J. A. Forrester Estate, dated May 28, 1976, and having, according to said plat, the following metes and bounds:

BEGINNING at a point designated by a nail and cap lying within the intersection of the rights-of-way of Ridge Road and Fews Chapel Road, near Skyland School in Greenville County, being a joint corner of Tract 1, 2 and 3 of the aforesaid plat; thence S 41-50 E, 30.6 feet to a point lying within said intersection; thence S 79-34 W, 434.7 feet to an old iron pin; thence S 80-06 W, 66 feet to an old stone; thence N 9-30 W, 145.2 feet to an old iron pin located within the right-of-way of Highway S-113; thence N 9-30 W, 10.5 feet to a spike located within the said right-of-way; thence N 9-30 W, 25.2 feet to an old iron pin within said right-of-way; thence N 9-30 W, 202.2 feet to an old iron pin located at a stump; thence S 89-50 W, 225.4 feet to an iron pin located within a stone pile, said iron pin lying on the boundary of adjacent property now or formerly owned by Vaughn; thence N 8-55 W, along said common boundary a distance of 461.7 feet to an old iron pin; thence S 51-43 E, 137 feet to the center line of a branch, said branch forming the northeastern boundary of subject property; thence along the meanders of said Creek, the traverse line of which proceeds from the point last mentioned, thence S 70-19 E, 100 feet to a point; thence S 86-18 E, 103.5 feet to a point located in the center line of the right-of-way of Ridge Road, which point is marked by a nail and cap; thence leaving said Creek and proceeding through the right-of-way of said Ridge Road, S 41-20 E, 634 feet to a nail and cap in said right-of-way; thence S 41-50 E, 163 feet to a nail and cap located within the intersection of the rights-of-way of Ridge Road and Fews Chapel Road, the point of beginning.

This property was conveyed to Mortgagor by deed of Angelee F. Henderson, Irene F. Conner, Ethel F. Propes and Mildred F. Arledge, recorded April 27, 1977, in Deed Book 1055, at Page 490.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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