

BANK OF GREER, 601 N. Main St., Greer, S.C. 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Michael P. Vaughn

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER, 601 North Main St., Greer, S.C. 29651

(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 Four Thousand and NO/100----

Dollars (\$ 24,000.00) due and payable in monthly installments of \$304.03 each, first payment due and payable December 1, 1978, and to continue on the first day of each month thereafter for a period of 120 months, and until paid in full,

with interest thereon from date at the rate of -9- per centum 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:

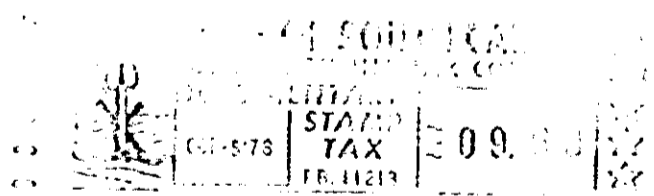
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being West of the City of Greer, , and being the northwesterly 200 feet of the 1.37 acre lot conveyed to Edna D. Johnson by deed recorded in Deed Book 513 at page 248, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Buncombe Road, corner of C. L. King Estate, and running thence along said road, S. 23 E. 200 feet to the corner of lot leased to Shell Oil Company; thence along said leased Lot, S. 67-36 W. 200 feet to a point; thence N. 28 W. 200 feet to a point; thence N. 67-38 E. 200 feet to the beginning corner.

This property is subject to all easements, restrictions, rights-of-way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to mortgagor by deed of J. D. Vaughn in Deed Book 1066 and Deed Book 1046 Page 619 and Page 268 on October 12, 1977, and November 17, 1976 in the R.M.C. Office for Greenville County.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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