

Mortgagee's mailing address: P. O. Box 3992, Greenville, S. C. 29608

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C. VOL 1472 PAGE 679
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

DONNE S. WALKERSLEY
R.M.C.

WHEREAS, Roy Franklin Vaughn, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. N. Mauldin

(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 Seven Thousand Two Hundred Fifty Three and 00/100-----

----- Dollars (\$ 7,253.00) due and payable

in monthly installments of \$95.85, beginning on the 28th day of July, 1979 and continuing on the 28th day of each successive month thereafter until paid in full. Payments are to be applied first to principal and then to interest.

with interest thereon from date at the rate of 10% per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, being known and designated as Lot No. 2 of a subdivision known as Mauldin Meadows as shown on plat thereof prepared by C. C. Jones & Associates, November 5, 1955 and recorded in the RMC Office for Greenville County in Plat Book EE at page 151, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Mauldin Circle, joint front corner of Lots 1 and 2, and running thence along the eastern side of Mauldin Circle, N. 26-15 E. 80 feet to an iron pin at the front corner of Lot No. 3; thence along the line of that lot, S. 63-45 E. 140 feet to an iron pin near the margin of a lake; thence S. 22-40 W. 80.2 feet to an iron pin, rear corner of Lot No. 1; thence along the line of that lot, N. 63-45 W. 145 feet to the point of beginning.

ALSO: The property identified in Exhibit "A" attached hereto and made a part hereof.

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STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 02.92
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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.

NOTO 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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