

RECORDED
S.C.
AUG 26 PM '79
WEMBERSLEY

MORTGAGE

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THIS MORTGAGE made this 10th day of August 19 79, between the Mortgagor, L. Alfred Vaughn (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN a corporation organized and existing under the laws of the United States of America whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

Whereas Borrower is indebted to Lender in the principal sum of Forty-five thousand two hundred and no/100 (\$45,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2010

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 certain piece, parcel or lot of land situate, lying and being in the city of Simpsonville, Greenville County, South Carolina, being known as Lot 88 of Wemberly Way Subdivision as shown on a plat recorded in the R.M.C. Office for Greenville County, Plat 7C, at Page 39; reference being made to said plat for a more accurate metes and bounds description.

THIS being the same property this date conveyed to the Mortgagor to be recorded simultaneously herewith.

RECORDED
DOCUMENTARY
AUG 26 1979
S.C. 10000

which has the address of Lot 88 Wemberly Way Simpsonville S.C. 29681 (herein "Property Address");
[Street] [City] [State and Zip Code]

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 seized 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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