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MORTGAGE
SHERSLEY

THIS MORTGAGE is made this 16 day of October, 1979, 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 Twenty Nine Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 16, 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 November 1, 2004.

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 piece, parcel or lot of land, lying, being and situate in the County and State aforesaid, Austin Township and in the Town of Simpsonville, known and designated as Lot No. 15 on plat prepared by L. C. Godsey, Surveyor, April, 1956 of the Howard Subdivision, and having according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin in the western edge of Howard Circle, joint front corner with Lot 16, and running thence with the joint line of said Lot No. 16, S. 86-31 W., 262.9 feet to an iron pin, back joint corner with Lot No. 16; thence N. 17-45 E., 135.6 feet to an iron pin, back joint corner with Lot No. 14; thence with the joint line of said Lot No. 15 and 14 S. 84-05 E., 231.5 feet to an iron pin on Howard Circle, joint front corner with said Lot No. 14; thence with Howard Circle S. 5-55 W., 90 feet to an iron pin, the point of beginning.

ALSO:

All of that triangular parcel of land from the lot designated as Lot No. 16 on a plat of the Howard Subdivision prepared by Lewis C. Godsey, Surveyor April 21, 1956 and also shown on a plat of the Property of Eddie P. Howard prepared by C. O. Riddle, Surveyor, February 4, 1970, with metes and bounds to-wit:

BEGINNING at an iron pin on the western edge of Howard Circle, joint corner with Lot No. 15, running thence S. 85-02 W., 260.4 feet to an iron pin on Bell Drive; thence N. 17-45 E., 7 feet to an iron pin at the adjoining corner of Lot No. 15; thence N. 86-28 E., 262.9 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Billy M. and Beverly M. Smith to be recorded on even date herewith.

which has the address of 106 Bell Drive, Simpsonville, South Carolina 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 seised 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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