

MORTGAGE

This instrument is subject to the provisions of the National Housing Act.

FILED
GREENVILLE CO. S.C.
NOV 16 4 39 PM '79
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, DEBORAH G. VAUGHAN

Greenville, South Carolina

of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of The United States of America hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty-Three Thousand Nine Hundred Fifty and No/100-----Dollars (\$ 23,950.00)

with interest from date at the rate of Eight per centum (8 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings and Loan Association in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Seventy-Five and 74/100-----Dollars (\$ 175.74) commencing on the first day of January 19 80 and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December 2009.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following described real estate situated in the County of GREENVILLE State of South Carolina:

ALL those certain pieces, parcels or lots of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lots No. 3 and 4, Block C of Mayfair Estates as shown on plat thereof prepared by C. C. Jones dated May, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S, at Page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Tipperary Lane, joint front corner of Lots No. 4 and 5; and running thence along the northwestern side of Tipperary Lane N. 29-12 E. 100 feet to an iron pin, joint front corner of Lots No. 2 and 3; thence along the joint side line of said lots N. 60-48 W. 150 feet to an iron pin, joint rear corner of said lots; thence S. 29-12 W. 100 feet to an iron pin, joint rear corner of Lots No. 4 and 5; thence along the joint side line of said lots S. 60-48 E. 150 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by Carroll M. Carpin and Julia B. Carpin by deed recorded herewith.

Together with all and singular the rights, members, tenements, and appurtenances to the same 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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment

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