

GEORGE VAUGHN 216 FILED NOW ST. GREER, S.C. 29651

BOOK 1494 PAGE 162

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
JUN 25 11 09 AM '80  
DONNIE WALKER  
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Debbie B. Howard

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. Vaughn

(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 --Two Thousand One Hundred and NO/100--

Dollars (\$ 2,100.00 ) due and payable

as set forth in promissory note of even date,

with interest thereon from date at the rate of -11- per centum per annum, to be paid: as set forth in note of even date

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, and on the eastern side of Community Drive (a drive leading off of Becky Gibson Road), and being shown on survey and plat entitled "Property of Debbie B. Howard" prepared by Wolfe and Huskey, dated May 16, 1979, said plat to be recorded herewith, and having, according to said plat, the following courses, and references to said plat hereby pleaded for a more complete description:

BEGINNING at an old iron pin on eastern side of Community Drive, joint corner with Lot No. 2, and runs thence along edge of said Drive, N. 19-25 W. 210 feet to iron pin; thence N. 70-35 E. 210 feet to iron pin; thence S. 19-25 E. 210 feet to iron pin; thence S. 70-35 W. 210 feet to beginning corner.

and Ballenger

This is a portion of that property devised to Vaughn / by will of J. Lawrence Ballenger, Probate Court Apartment 255 file 3; and estate of Mary B. Baughn, Probate Court Apartment 663 file 20; (See also deeds recorded in Deed Book 1017 page 467; Deed Book 400 page 317; Deed Book 400 page 323; Deed Book 400 page 335).

This is that same property conveyed to Mortgagor by deed of Joe Lloyd Vaughn and Edna L. Ballenger to be recorded herewith.

RECORDED  
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or pertaining, 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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