

MORTGAGE OF REAL ESTATE Offices of **James R. Patterson**, Attorney at Law, Greenville, S.C.

Mortgagee's address: P O Box 1329 Greenville, S.C. 29602

1495 628

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
FEB 15 11 54 AM '80
R.M.C. HARRISLEY MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Charles V. McKittrick and Marvin C. Farr,**
Executors and Trustees under the Will of **James H. Maddox, deceased**
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **SOUTHERN BANK AND TRUST COMPANY**
(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

Twenty Thousand and no/100 ----- DOLLARS (\$ 20,000.00),

with interest thereon from date at the rate of **15%** per centum per annum, said principal and interest to be repaid: within one year from date, with interest to be paid semi-annually.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$3.00

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, **Austin Township, containing**

in the aggregate **80.25 acres, more or less, and being known and designated as Lots 1 & 2 of the lands of John Thomas Vaughan, deceased, and being described together according to a plat by J. Coke Smith, Surveyor, dated March 20, 1951, as follows:**

BEGINNING at a stone on a surface treated county road at the intersection of another road and running thence with the last mentioned road, N 87-19 W 13.70 chains to an iron pin at the corner of property now or formerly belonging to R.H. Morton; thence with Morton's line, N 17-07 E 5.76 chains to a point; thence with Morton's line, N 71-58 W 12.80 chains to a point in the line of property now or formerly belonging to T.E. Vaughan Estate; thence with said Vaughan line, N 5-11 E 20.94 chains to an iron pin in the line of property now or formerly belonging to Todd; thence with Todd's line, N 68-11 E 28.00 chains to a point in the hard surfaced county road first mentioned above; thence along said road, S 5-05 W 41.27 chains to the beginning corner.

This is the identical property conveyed to James H. Maddox, deceased by deed of A. Ralph Todd, as Trustee and Executor of the Estate of F.M. Todd, deceased, recorded April 2, 1951, in Deed Book 431 at Page 544 of the RMC Office for Greenville County. James H. Maddox died testate on February 19, 1968, as seen in Apt. 1021, File 3 of the Probate Court for Greenville County, leaving the property described herein to the Executors and Trustees herein named as evidenced by documents contained in the records of the probate Court, Apt. 1021, File 3.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 any other equipment or 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.

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RECORDED

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