

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1501 PAGE 23

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FIVE STAR INVESTMENT, A GENERAL PARTNERSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. ALFRED VAUGHN
244 Simpsonville, S.C. 29681

(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 THIRTY FIVE THOUSAND AND NO/100
-----Dollars (\$ 35,000.00) due and payable

in monthly installments of \$318.05 beginning on May 1, 1980 and being due on the same date of each month thereafter until paid in full for a period of 25 years.

with interest thereon from date at the rate of --TEN-- per centum per annum, to be paid MONTHLY

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, Town of Simpsonville, being known and designated as Lot 2 on plat prepared by E. E. Gary, Surveyor, dated February, 1946, and a small portion of Lot 1 and according to later plat prepared by W. J. Riddle, Surveyor, dated September, 1949, shown as property of D. B. Verdin, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Hedge Street, which pin is 97.2 feet South from the intersection of Hedge Street and College Street and running thence N. 67-12 E., 153 feet to an iron pin; thence S. 17-46 E., 65 feet to an iron pin; thence S. 66-54 W., 151 feet to an iron pin on the Eastern side of Hedge Street; thence with the Eastern side of said Street, N. 18-35 W., 67.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of L. Alfred Vaughn to be recorded on even date herewith.

We have not examined the
Courthouse records nor is
this title certified.
Younts, Gross, Gault & Smith

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
MAR 17 1980

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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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