

CO. S. C.
MAR 11 3 16 AM '81
DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE S. C.
MAR 11 3 16 AM '81

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THIS MORTGAGE is made this 9th March 1981, between the Mortgagor, SAMUEL D. VAUGHN (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand (\$15,000) Dollars and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1996.

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 _____, State of South Carolina:

ALL my right, title and interest, in all that piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being on the Northern side of Rutherford Road (formerly known as Old Camp Road) in Greenville County, South Carolina, being shown and designated as Lot No. 1 on a Plat of the property of Walter Alewine, Sec. 2, dated July 22, 1946, made by H.S. Brockman, Surveyor, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book B., Page 190, reference to which is hereby craved for the metes and bounds thereof, said facing on Rutherford Road 60 feet and running back in parallel lines for a depth of 156 feet on the Western side and 157.33 feet on the Eastern side with a rear width of 60 feet.

This is the identical property conveyed to R.C. Gray by deed of Walter F. Alewine, dated February 26, 1948, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 337, Page 93. R.C. Gray died testate on November 29, 1963, devising the said property to his wife, Maggie Gray, as will appear by reference to the records of the Probate Court for Greenville County, South Carolina, in Apt. 850, File 5. Maggie Gray died intestate August 24, 1969, survived by the Grantor herein as one of her sole heirs at law as will appear by reference to the records of the Probate Court for Greenville County, South Carolina, in Pat. 1098, File 22.

This conveyance is hereby made subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This is the same property derived Mirrio Hudson August 4, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 425 Rutherford Road, Greenville, South Carolina (Street) (City) 29609 (State and Zip Code) (herein "Property Address");

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 seized 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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