

Rt. 3  
Baltimore C.  
2-16-27

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S. C.  
15 PM '82

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CARL S. FORD AND BRENDA E. A. FORD

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREEN M. 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

FIFTEEN THOUSAND TWO HUNDRED FIFTY-SIX AND 41/100THS----- Dollars (\$ 15,256.41----) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of TEN (10%) per centum per annum, to be paid: AS SET OUT IN SAID NOTE.

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, located on the Northern side of Acker Road and the Western side of Dobbins Road, containing 16.55 acres, more or less, as shown on a plat of J. A. Dobbins Property prepared by Jones Engineering Service in July 1966, recorded in the RMC Office for Greenville County in Plat Book NNN at Page 43, and having according thereto, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Southern side of Acker Road at the Dobbins Road intersection, and running thence N. 89-35 W. 662 feet to an iron pin; thence along the Cothran line N. 3-30 E. 1503 feet to an old iron pin; thence along the Davenport line S. 75-45 E. 640.1 feet to a nail and cap in Dobbins Road; thence S. 15-00 W. 146 feet to a point; thence N. 88-30 W. 231.6 feet to an iron pin; thence S. 13-30 W. 210 feet to an iron pin; thence N. 88-30 W. 176.7 feet to an old iron pin; thence S. 1-30 W. 210 feet to an old iron pin; thence S. 88-30 E. 420 feet to an old iron pin; thence S. 1-30 W. 330 feet to a point in Dobbins Road; thence S. 5-30 E. 455 feet to the beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of the Mortgagee dated March 4, 1982, and thereafter filed on March 4, 1982, in the RMC Office for Greenville County in Deed Book 1163 at Page 401.

THIS Mortgage may not be accelerated by the Mortgagees heirs or assigns upon the Mortgagees' death.

THIS Mortgage being junior in rank to that certain Mortgage given by Green M. Vaughn to The Federal Land Bank of Columbia in the original amount of \$13,500.00 dated May 28, 1974, and thereafter filed in the RMC Office for Greenville County in Mortgage Book 1311 at Page 729.

REC'D  
MAR 4 1982  
836

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
MAR-4-82  
06.12

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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