

MORTGAGE

BOOK 1537 PAGE 161

FILED CO. S. C.

THIS MORTGAGE is made this 2nd day of APRIL 1982, between the Mortgagors CHARLES D. VAUGHN AND MARY JANE G. VAUGHN (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

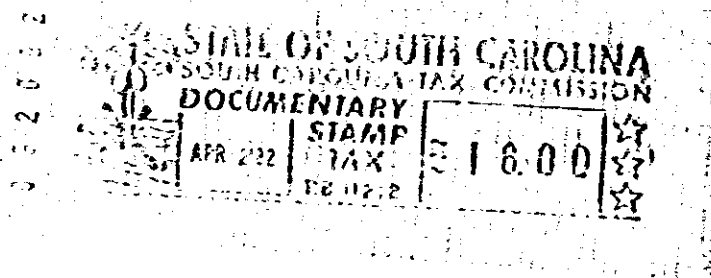
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 2, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JULY 1, 2012

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 GREENVILLE State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as 4.3 acres on the southern side of New Harrison Bridge Road on a plat for "Charles Vaughn," prepared by Carolina Engineering and Surveying on September 4, 1980; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of New Harrison Bridge Road and running thence S. 16-20 W., 33.0 feet to an iron pin on the Southerly side of New Harrison Bridge Road; thence continuing S. 16-20 W., 508.7 feet to an iron pin; thence turning and running along the joint line of said property and property now or formerly owned by J. L. Leake, Jr., N. 63-58 W., 397.3 feet to an iron pin; thence turning and running along the common line of property now or formerly owned by Robert W. Ravan, N. 16-34 E., 448.7 feet to an iron pin at New Harrison Bridge Road; thence continuing N. 16-34 E., 33.0 feet to a spike in the center of said Road; thence turning and running down the center line of said Road, S. 72-39 E., 390.0 feet to the point of BEGINNING.

Being the identical property conveyed to the mortgagors by deed of Carl L. Putnam, recorded in the RMC Office of Greenville County on February 23, 1981 in Deed Book 1143 at page 152.



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which has the address of lot 19.8, New Harrison Bridge Road, Simpsonville, South Carolina (herein "Property Address");

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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".

4.00CD

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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