

S. C.

1573 PAGE 284

# MORTGAGE

SPERSLEY

THIS MORTGAGE is made this 21st day of June 1982, between the Mortgagor, Walter G. Vaughn and Artez Vaughn (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 201 North Main Street, Anderson, South Carolina 29622 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand and No/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 21 June 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 1 July 1992;

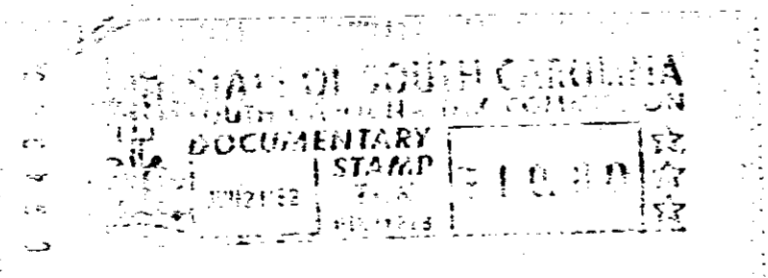
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 County of Greenville, State of South Carolina, Dunklin Township, on the southern side of Southern Road, containing 10 acres, more or less, and according to a survey by Carolina Surveying Company, entitled "Survey for Walter G. Vaughn", dated May 29, 1978, having the following metes and bounds, to wit:

BEGINNING at a spike in the center of Southern Road, joint corner with property now or formerly of Agee, approximately 1600 feet from U. S. Highway No. 25, and running thence with the line of Agee, S. 44-30 E. 1355 feet to an iron pin on a creek; thence with said creek as the line, the following courses and distances, N. 89-59 W. 11.4 feet, S. 58-52 W. 206.2 feet, S. 37-09 W. 97.9 feet, N. 53-06 W. 124.3 feet, S. 71-02 W. 88.8 feet, and S. 74-57 W. 28 feet to an iron pin on the bank of said creek; thence with the line of property of Eugene K. Hart, N. 33-29 W. 1283 feet to a spike in the approximate center of Southern Road; thence with said Southern Road, N. 78-50 E. 220 feet to a spike, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Eugene K. Hart, dated 2 April 1979, recorded 5 April 1979, RMC Office for Greenville County, S. C., in Deed Book 1099, at Page 924.

MORTGAGEE'S MAILING ADDRESS: 201 North Main Street, Anderson, South Carolina 29621.



FACTO -2 JN21 82 737

which has the address of Southern Road, Honea Path, South Carolina (City), (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 seised 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.

4.00CI

1982

4328 RV-2