

State of South Carolina

FILED
GREENVILLE, S.C.
APR 7 4 43 PM '83
DONNIE S. SLEY
R.H.C.

1601

Mortgage of Real Estate



THIS MORTGAGE made this 25th day of March 1983

by Robert B. Vaughn

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329,

Greenville, South Carolina 29602

WITNESSETH

THAT WHEREAS, Robert B. Vaughn
is indebted to Mortgagee in the maximum principal sum of Two Hundred Twenty-Three Thousand Nine
Hundred Sixty-Five and 88/100 Dollars (\$ 223,965.88). Which indebtedness is
evidenced by the Note of Robert B. Vaughn of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 3/30/90
which is 5 days and 84 months after the date hereof) the terms of said Note and any agreement modifying it
are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 223,965.88 plus interest thereon, all
charges and expenses of collection, incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property

All that piece, parcel or lot of land situate, lying and being on the northern side
of a 20 foot alley near Alice Street, near the City of Greenville, in the County of
Greenville, State of South Carolina and shown on a survey entitled Property of Robert
B. Vaughn revised October, 1971 by W. R. Williams, Jr. and according to said survey
has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of said 20 foot alley, which iron pin
is 150 feet southwest from the intersection of said 20 foot alley and Alice Street
and running thence N. 12-30 W., 132.3 feet: to an iron pin in the line of property
now or formerly of Burnside; running thence S. 77-39 W., 123.8 feet: to an iron pin
in the line of property now or formerly of McKinney; running thence S. 12-54 E. 132.6
feet: to an iron pin on the northern side of said 20 foot alley; running thence with
the northern side of said alley N. 77-25 E., 131.1 feet: to an iron pin, point of
beginning.

This being a portion of the property conveyed to the said Robert B. Vaughn by deed
recorded in Book 926 at Page 543.

THIS mortgage is junior in lien to that certain note and mortgage heretofore
executed unto Southern Bank & Trust Co. recorded in Mortgage Book 1254 at Page
628 in the original amount of \$60,000.00.

ALSO:

All those pieces, parcels or lots of land situate, lying and being on the western
side of Alice Street near the City of Greenville, in the County of Greenville, State
of South Carolina and known and designated as the property of Robert B. Vaughn and
has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Alice Street at its intersection
with a 20 foot alley and running thence with the western side of said street S. 13-
33 E., 188.8 feet to an iron pin in the line of property now or formerly of Heyward
and running thence with that line N. 76-45 W., 338.5 feet: to an iron pin in the
line of property now or formerly of Huffman: running thence with the Huffman line
N. 14-25 W., 116.1 feet: to an iron pin; running thence N. 76-59 E., 136.6 feet: to
an iron pin; running thence N. 11-48 W., 75 feet: to an iron pin on the southern
side of a 20 foot alley; running thence with the southern side of said alley, N. 77-
19 E., 201.1 feet: to an iron pin, point of beginning.

This property is the same conveyed to the mortgagor here by Allen E. Vaughn dated
July, 1971, recorded in book 920 at page 429, and by deed of E.H. Claburn by deed
recorded in book 917 at page 621.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or
appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the
same being deemed part of the Property and included in any reference thereto).

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