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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE  
JUN 6 10 27 AM '83

MORTGAGE OF REAL ESTATE

891 1610-142

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONNIE R. HODGSON  
ROBERT K. PAGE and JULIA S. PAGE  
(hereinafter referred to as Mortgagor) is well and truly indebted unto

MORTGAGEE'S ADDRESS:  
Vaughn's Feed & Seed  
109 West Trade Street  
Simpsonville, S.C. 29681

L. J. VAUGHN, JR.,  
(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

Ten Thousand Six Hundred and no/100ths \*\*\*\*\* Dollars (\$ 10,600.00 ) due and payable  
in accordance with the terms of said promissory note

with interest thereon from even date at the rate of ten per centum per annum, to be paid: annually.

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, Austin Township, in the Town of Simpsonville, on the south side of Perry Street, consisting of Lot 8 and part of Lot 9 as shown on the plat entitled "Property of J. R. and G. R. Richardson," recorded in Plat Book Q, Page 159-A, on April 11, 1947, and now shown as #8 and #9 (PORTION) on a new plat entitled "Richard K. Page and Julia S. Page," made by J. L. Montgomery, III, R.L.S., dated May 25, 1983, and recorded in Plat Book 9T, Page 33, on even date herewith (which plat also includes the adjacent property conveyed to Mortgagor by deed of L. J. Vaughn, III, of even date herewith and recorded in Deed Book 1187, Page 711), reference to which plat is hereby made for a more complete description by metes and bounds.

THIS is the identical property conveyed to Mortgagor by deed of Mortgagee of even date herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JUN-83  
STAMP  
TAX  
04.24  
RS 112.8

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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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