

GREENVILLE
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JUN 17 11 08 AM '83
DONNIE

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

MORTGAGE

THIS MORTGAGE is made this 6th day of June, 1983, between the Mortgagor, James F. and Joan T. Vaughn, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$8000.00 (Eight thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated June 6, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 30, 1990.

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot no. 281 as shown on a plat of Colonial Hills, Section 6, recorded in the RMC Office for Greenville County, SC in Plat Book WWW, at Pages 12 and 13, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Creighton Street, at the joint front corner of lots 280 and 281 and running thence along the southern side of Creighton Street, N. 73-25 E. 100 feet to an iron pin at the corner of lot 282; thence along the line of said lot, S. 16-35 E. 315 feet to a point in the center of a creek; thence following the center of said creek as the property line, the traverse lines being S. 8⁵-04 W. 49.8 feet and S. 52-01 W. 55.6 feet to a point in said creek at the rear corner of lot 280; thence along the line of lot 280, N. 16-35 W. 325 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of R. L. Hickman and recorded in the RMC Office for Greenville County on May 24, 1974 in Deed Book 999 at Page 527.

This is a second mortgage and is Junior in Lien to that mortgage executed by James F. and Joan T. Vaughn to First Federal which mortgage is recorded in the RMC Office for Greenville County on May 24, 1974 in Book 1311 at Page 497.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUN 17 1983
TAX
\$ 0 3 . 2 0

which has the address of 626 Creighton Road Taylor,
(Street) (City)
South Carolina 29687 (herein "Property Address");
(State and Zip Code)

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 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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