

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE
AUG 19 3 48 PM '93
JONNIE L. BRUIN

50-1621-987

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Bobby H. Vaughan

(hereinafter referred to as Mortgagor) is well and truly indebted unto John L. Bruin

(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 Fifteen Thousand and No/100

----- Dollars (\$ 15,000.00) due and payable
in accordance with the terms of note of even date herewith

with interest thereon from date hereof the rate of 12% per centum per annum, to be paid: monthly

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.

All those lots of land situate on the western side of YMCA Street in the County of Greenville, State of South Carolina being shown as Lot 13 and Lot 14, Block B on a plat of City View Subdivision, prepared by W. A. Adams, recorded in Plat Book A at pages 460 and 461 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of YMCA Street at the joint front corner of Lot 14 and Lot 15 and running thence with Lot 15 N 89 1/2 W 150 feet to an iron pin at the joint rear corner of Lot 14 and Lot 15; thence with an alley N 1/2 E 100 feet to an iron pin at the joint rear corner of Lot 12 and Lot 13; thence with Lot 12 S 89 1/2 E 150 feet to an iron pin on YMCA Street; thence with said street S 1/2 W 100 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Lee Roy Tarrant recorded in the R.M.C. Office for Greenville County in Deed Book 1117, page 685 on December 20, 1979.

This mortgage shall not be assigned without written consent of John L. Bruin. In the event this property is transferred without the prior written consent of John L. Bruin, this entire indebtedness may be declared due and payable at the option of John L. Bruin.

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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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