

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
OCT 24 11 33 AM '83
DUNNIE S. WALKER-REISLEY
R.M. CURSTON

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Thomas Wayne Curston

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. Vaughn

(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 SEVEN THOUSAND (\$7,000.00) Dollars (\$ 7,000.00) due and payable

to be paid in 36 equal installments of \$237.55 each, of principal and interest, first payment due on the first day of December, 1983 and payment on the 1st day of each month thereafter until paid in full.

with interest thereon from date at the rate of 13 1/2 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 County, located on Cannon Road about 5 miles North from Greer, S. C., and being shown on plat of property made for George W. Vaughn by Wolfe & Huskey, Inc., dated Aug. 2, 1976 and recorded in plat book 5V page 74, R. M. C. Office for Greenville County and having the following courses and distances, to wit:

Beginning at pin in center of Cannon Road, corner of Verdin Waters, Lot No. 1, and running thence N. 80-37 E., 992.6 feet to pin near branch; thence along branch the following traverse lines, S. 57-14 E., 75 feet, S. 25-41 E., 200.4 feet and S. 18-34 E., 99.5 feet to old iron pin; thence leaving branch and running S. 89-30 W., 1036.2 feet to old nail in center of Cannon Rd. (pin set back on line at 37 feet) thence with the center of Cannon Road N. 37029 W., 205 feet to the beginning corner and containing 6.00 acres, more or less.

This is the same conveyed to the within mortgagor by George W. Vaughn by deed to be recorded herewith.

This is a purchase money mortgage.

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SCTD
2002/23 1039

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
02.80

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 such 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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