

MORTGAGE OF REAL ESTATE

10-1008 408

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John H. ...  
I, GERALD D. VAUGHN,

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 SIX THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 6,500.00 ) due and payable

Interest only payments beginning May 20, 1984. Accrued interest due on the 20th of every month thereafter. Final payment of \$6,500.00 plus accrued interest due on April 20, 1985

with interest thereon from date at the rate of 13.75 APRper 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, in Cleveland Township, on the southerly side of Geer Highway, near Blythe Shoals, containing 3.69 acres more or less and having the following metes and bounds:

BEGINNING at iron pin at corner of property now or formerly owned by B. A. Poole and running thence with line of said Poole property S. 01-40 E. 416 feet to iron pin on line of property now or formerly of Saluda Lane & Lumber Company; thence with line of said Company's property N. 75-00 E. 428 feet to iron pin; thence N. 1-20 E. 350 feet to iron pin in right of way of Geer Highway; thence with said right of way S. 75-00 W. 159 feet to bend; thence N. 87-50 W. 278.48 feet to beginning.

This being same property conveyed to the Mortgagor herein by deed of Doris B. Owens of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

"At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises of if the title thereto shall become vested in any other person or party for any other reason whatsoever."

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP TAX \$ 02.60  
APR 25 84  
PB 11215

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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