

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

VOL 1685 PAGE 582  
MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SADIE E. COOLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. C. 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 TWENTY-FIVE THOUSAND AND NO/100-----

Dollars (\$ 25,000.00 ) due and payable upon the sale of property as described in Deed Book 1213, Page 468 or upon the death of T. C. Vaughn, whichever occurs first.

with interest thereon from Aug. 23, 1984 at the rate of nine per centum per annum, to be paid:

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:

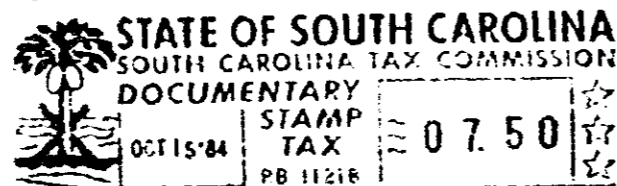
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land in Austin Township, County of Greenville, State of South Carolina, located off Anderson Mill Road and being a part of 100 acre tract shown on plat recorded in plat book MM page 53, by C. O. Riddle, Surveyor, dated October 1958, this property shown on revised plat thereof dated 12-30-76, and by plat of Barney M. Cooley, made by James V. Gregory, Surveyor, dated Jan. 1, 1977 and having the following courses and distances, to wit:

Beginning at iron pin, which is S. 6-56 W., 204.5 feet from old pin on line of a 34.90 acre as shown by last mentioned plat for Barney M. Cooley and runs thence N. 44-50 E., 350 feet to pin; thence S. 58-20 E., 350 feet to an iron pin; thence S. 44-50 W., 350 feet to pin; thence N. 58-20 W., 350 feet to the beginning corner and containing 2.75 acres, more or less. ALSO, that strip of land as shown on Barney M. Cooley plat that leads northeast side of the above described lot to the road that leads into the Anderson Mill Road and has the following metes and bounds, to wit: Beginning at a point on the northeast side of the above described lot at iron pin which is S. 12-22 W., 627.5 feet from old pin on outside line of Barron Roy Vaughn as shown on said plats and running thence N. 66-00 E., 550 feet to road that leads into Anderson Mill Road; thence along and with this road, S. 4-01 W., 33.7 feet; thence S. 66-00 W., 513.7 feet to the above described lot; thence with the above described lot, N. 58-20 W., 36.8 feet to the beginning corner and containing 0.15 of acre, more or less. This is a part of the same conveyed to Barron Ray Vaughn by W. L. Dean by deed recorded November 19, 1958 in deed book 661 page 17, Greenville County R.M.C. Office, and, in addition, Grantor and Grantee received by deed recorded April 7, 1977 in deed book 1054, page 273, Greenville County R.M.C. Office.

This being the same property conveyed to Mortgagor by deed of Barney Michael Cooley recorded on May 29, 1984 in Deed Book 1213, Page 468 in Greenville County R.M.C. Office.

This is a second mortgage junior in lien to that mortgage in favor of the Bank of Greer recorded April 7, 1977, in the RMC Office for Greenville County, S. C., in Mortgage Book 1394, at Page 53, securing \$25,000.00.



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.

4. OCT 24 1984