

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, L. J. Vaughn, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Adeline V. Long,

(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

Nine Thousand and no/100----- Dollars (\$ 9,000.00) due and payable

-----One Year From Date-----

with interest thereon from date at the rate of -6- 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 Greenville, Fairview Township, located on both sides of the Neely Ferry Road, and having according to survey and plat by C. O. Riddle Jan. 1955 the following metes and bounds:

BEGINNING at a point in center of N-F Road, running thence N18-37E, 510 feet to an iron pin, thence N50-39E, 331.5 feet to iron pin, thence S76-49E, 198.7 feet to an iron pin, thence N20-51E, 566.5 feet to an iron pin, thence N19-07E, 265.5 feet to Maple, thence N54-20W, 246. feet to an iron pin, thence across creek N61-26W, 126.5 feet to iron pin, thence back across creek N51-47W, 362.0 feet to iron pin thence N55-33W, 200 feet to iron pin in center of farm road thence up branch as the line and by a traverse line, N68-41W, 105 feet, N55-25W, 500 feet, N31-35W, 516.8 feet to iron pin on Martin line, thence S31-30W, 1320 feet to iron pin, thence S64-00E, 891 feet to iron pin, thence S30.0 W 270.6 feet to iron pin, thence N60-30W, 231 feet to iron pin, thence along Lewis Thackston Line S29-30W, 2409 feet to center of branch, thence along center of branch as line and by traverse line, S71-45E, 966.5 feet, N87-25E, 186.5 feet to iron pin, thence in a northerly direction 1740 feet to iron pin in center of Neely Ferry Road, thence in a southeasterly direction down center of Neely Ferry Road, 172.1 feet to point of beginning.

This being the same property conveyed to Mortgagor by Estate of L. J. Vaughn, Sr. and recorded in the RMC Office of Greenville County.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.