

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE, CO. S. C.
MAR 13 1 42 PM '74
DORRIS S. TANKERSLEY
R.H.C.

BOOK 1304 PAGE 131

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ethel Campbell Vaughn,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Southern Bank & Trust Company, Greenville, S. C., its successors and assigns forever,

(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

Five Thousand Seven Hundred Ninety and 60/100
Dollars (\$ 5,790.60) due and payable
in Sixty Monthly installments of Ninety Six and 51/100 (\$96.51) beginning
April 15, 1974 and on the 15th of each month thereafter until paid in full
with interest thereon from included date at the rate of seven 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, in Chick Springs Township, located near Pleasant Grove Baptist Church and being shown and designated as lot number FOURTEEN (14) on plat of property made for John H. Greer, by H. S. Brockman, surveyor, dated July 16, 1957, recorded in plat book PP page 121, Greenville County R.M.C. Office and having the following metes and bounds, to wit:

BEGINNING on the Southwest side of Buncombe Road (Hwy. No. S-136) at the corner of lot no. 13 and running thence N. 36-05 W., 100 feet to iron pin; thence S. 52-25 W. 236.7 feet to pin in line of lot 19; thence S. 38-45 E., 100 feet to joint rear corner of lots 13 and 14; thence as the common line of lots 13 and 14, N. 52-25 E., 232 feet to the beginning corner.

Property subject to restrictions recorded in book 599 page 149, and easements of record.



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.

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