

FILED
GREENVILLE CO. S. C.

JAN 16 3 54 PM '75

BONNIE S. TANKERSLEY
R.M.C.

BOOK 1358 PAGE 131

MORTGAGE

THIS MORTGAGE is made this... 15th ... day of... January ...
19. 76, between the Mortgagor, Jim Vaughn Enterprises, Inc.
(herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings & Loan Association
a corporation organized and existing
under the laws of United States of America whose address is 1500 Hampton Street
Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Four
Hundred and No/100 (31,400.00) Dollars, which indebtedness is evidenced by Borrower's note
dated January 15, 1976 (herein "Note"), providing for monthly installments of principal and interest
with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2005.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment
of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein
"Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in the County of Greenville
State of South Carolina:

ALL that piece, parcel or lot of land in the County of Greenville,
State of South Carolina, situate, lying and being on the northeasterly
side of Germantown Court, being shown and designated as Lot No. 17,
on plat of Canebrake, Section I, recorded in the RMC Office for
Greenville County in Plat Book "5-D" at Pages 95 and 96, and having
according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Germantown
Court at the joint front corner of Lots 16 and 17, and running thence
with the joint line of said lots, N. 1-00 W. 162.71 feet to an iron
pin; thence S. 49-05 E. 166.50 feet to an iron pin at the joint rear
corner of Lots 17 and 18; thence with the joint line of said lots, S.
51-44 W. 122.91 feet to an iron pin on the northeasterly side of
Germantown Court; thence with Germantown Court, N. 39-15 W. 10 feet;
thence still with said Court on a curve, N. 53-44 W. 25 feet to the
point of BEGINNING.



which has the address of
[Street] [City]
..... (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral,
oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the
property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the
property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage,
grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend
generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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