

MORTGAGE OF REAL ESTATE -

Mortgagee: c/o Jim Vaughn
Century 21, Vaughn Assoc.
14 Gallery Centre
Taylors, SC 29687

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED

MORTGAGE OF REAL ESTATE

BOOK 1567 PAGE 415

CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 25 PM '82

WHEREAS, ^{NONNI BANKERSLEY} ELTECH SYSTEMS, A SOLE PROPRIETORSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto GENIE 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 THIRTEEN THOUSAND EIGHTY-THREE AND 27/100 (\$13,083.27)-----
Dollars (\$ 13,083.27) due and payable
over a five (5) year period (60 months) with monthly installments of \$138.91 each; first payment due May 1, 1982; entire balance due April 1, 1987

with interest thereon from _____ date _____ at the rate of twelve (12) 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:

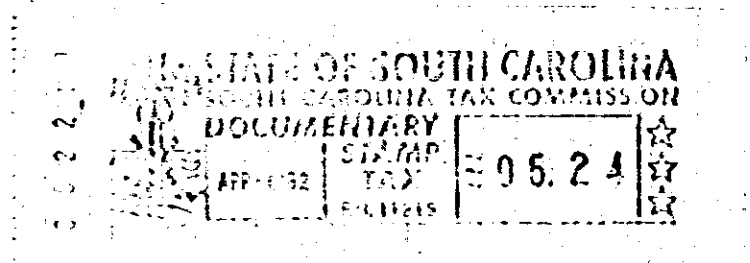
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 the City of Greenville, being known and designated as Lot 95, Block E, EAST PARK, BOYCE ADDITION, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book A, Page 383, and having, according to a plat prepared by R. K. Campbell, dated December 6, 1952, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of East Washington Street, at the joint front corner of Lots 94 and 95, Block E and running thence with the line of Lot 94, N 17-30 W 140 feet to an iron pin on the southern side of a ten foot alley; thence along the southern side of said alley, S 86-30 W 54.9 feet to a pin, corner of Lot 96; thence with the line of Lot 96, S 19-11 E 143.2 feet to a point at the end of a rock wall on the northern side of East Washington Street; thence along the northern side of East Washington Street, N 83-44 E 50 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed of Genie C. Vaughn, to be recorded of even date herewith.

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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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