

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
APR 3 10 59 AM 1964

BOOK 1088 PAGE 375

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert D. Paxton

(hereinafter referred to as Mortgagor) is well and truly indebted unto George 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

Three Thousand Dollars (\$ 3,000.00) due and payable

at a rate of Thirty-four and 84/100 (\$34.84) Dollars per month, beginning one month from date, for ten (10) years, at which time the balance of principal and interest will be due and payable in full.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

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, his 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, near the City of Greenville, being known and designated as Lot #31 as shown on a plat of Oakwood Acres, prepared by J. Mac Richardson, dated September 1959, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book MM, at Page 135, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern edge of Oakwood Avenue, joint front corner of Lots #31 and #32, and running thence along the line of these lots, N. 35-38 W. 160 feet to an iron pin in the line of property now or formerly owned by John H. Wood; running thence N. 54-44 E. 95 feet to an iron pin at the joint rear corner of Lots #31 and #30; thence S. 35-38 E. 160 feet to an iron pin on the northern edge of Oakwood Avenue; thence along the northern edge of Oakwood Avenue S. 54-22 W. 95 feet to an iron pin, point of beginning; being the same conveyed to me by Leslie & Shaw, Inc. by deed dated January 18, 1963, recorded in the R.M.C. Office for Greenville County in Deed Volume 715, at Page 384.

This property is being given as further security on a Note and Mortgage recorded in the RMC office for Spartanburg County. When the Mortgage recorded in Spartanburg County is paid and satisfied in full, this Mortgage will become null and void.

This Mortgage is a second Mortgage subject to a Mortgage given to First Federal Savings and Loan Association, May 19, 1964.

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.

*For satisfaction to this  
Mortgage see O. E. M.  
Book 1165 page 509.*

SATISFIED AND CANCELLED OF RECORD

4 DAY OF September 1964  
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:01 O'CLOCK A. M. NO. 5542