

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
MORTGAGE OF REAL ESTATE

1965 111

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EDWARD S. TAYLOR  
R.M.C.

WHEREAS, S. M. FORRESTER

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

JAMES DOUGLAS VAUGHN, his heirs and assigns;

(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

SEVENTEEN THOUSAND AND NO/100 ----- Dollars \$17,000.00 due and payable  
on demand

with interest thereon from date at the rate of six per centum per annum, to be paid after demand.

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, lying on the western side of Forrester Road, near the Town of Mauldin, containing 14.89 acres, more or less, and shown as Tract 4 on a plat of the Isaac H. Forrester Estate by T. H. Walker, Jr., dated August, 1968, and recorded in the R.M.C. Office for Greenville County in Plat Book TTT, Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Old Sulphur Springs Road, near the curve of the intersection of Old Sulphur Springs Road and Forrester Road, and at the joint front corner of Tracts 4 and 5, and running thence with the joint line of said tracts, S. 51-51 W., 894.8 ft. to iron pin; thence along the line of Tract 3, N. 82-23 W., 710.7 ft. to iron pin on the eastern edge of the right-of-way of the A.C. L. Railroad; thence along the right-of-way of said Railroad, N. 25-23 E. 443.1 ft. to an iron pin; N. 28-44 E., 117.2 ft. to iron pin; N. 36-43 E., 100 ft. to iron pin; N. 44-06 E., 92.1 ft. to iron pin on the southern side of the Old Sulphur Springs Road; thence along the side of said Road, S. 83-25 E., 100 ft. to iron pin; S. 87-07 E., 228.5 ft. to iron pin; S. 83-46 E. 100 ft. to iron pin; S. 80-13 E., 100 ft. to iron pin; S. 77-49 E., 435 ft. to iron pin and S. 60-36 E., 100 ft. to iron pin at the point of beginning.

This is the same property conveyed to the mortgagor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 853 at Page 327.



Together with all and singular rights, members, hereditaments, 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.

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