

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOONIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Martha C. Vaughn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mildred G. Wiggin

(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 One Hundred Eighty-Eight & 79/100 Dollars (\$3,188.79) due and payable in equal monthly installments of Eighty-Four Dollars and Thirty-Nine (\$84.39) Cents, commencing on the 5th day of February, 1977, and on the 5th day of each and every month thereafter, until paid in full

with interest thereon from date at the rate of 6 1/2 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, partly within the City Limits of Greenville, and partly without, on the eastern side of Afton Avenue, being known and designated as part of Lot No. 73 of Alta Vista according to a plat of same made by R. E. Dalton, Engineer, on June, 1925, recorded in the R.M.C. Office for Greenville County in Plat Book "G", at Page 20, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Afton Avenue, which point is 188.7 feet North of the northeast intersection of Afton Avenue with Oliver Street, and running thence along Afton Avenue N. 4-15 E. 65 feet to a point, joint corner of Lots Nos. 73 and 74; thence along joint line of said Lots S. 85-45 S. 200 feet to a point in line of Lot No. 74; thence S. 4-15 W. 65 feet, more or less, to a point, joint corner of Lots 69 and 70; thence N. 85-45 W. 200 feet along rear lines of Lots Nos. 70, 71, and 72, to the beginning corner on Afton Avenue

This is the same property conveyed to Martha C. Vaughn by Ansel B. Vaughn by deed recorded in the R.M.C. Office for Greenville County, in Deed Book 1050, at Page 705, dated January 31st, 1977; and the same property conveyed to Martha C. Vaughn and Ansel B. Vaughn by deed from Mildred G. Wiggin, which deed is recorded in the R.M.C. Office for Greenville County in Deed Book 1050, at Page 697, dated January 8, 1977.

DOCUMENTARY
STAMP
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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.

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