

RECORDED  
1984 JUL 25 AM 12:00

**MORTGAGE**

THIS MORTGAGE is made this 25th day of July, 1984, between the Mortgagor, James R. Vaughn and Lilla B. Vaughn, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty thousand eighty-five (\$20,085.03) and 03/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1994.....;

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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southerly side of Fernwood Drive, being known and designated as Lot No. 29, on plat of Section 4, Edwards Forest, recorded in the R.M.C. Office for Greenville County in Plat Book JJJ at Page 82, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southerly side of Fernwood Drive, joint front corner of Lots Nos. 29 and 30, and running thence with the joint lines of said lots, S. 33-15 E. 181.6 feet to a point; thence with the joint rear line of Lots Nos. 29 and 44, S. 53-24 W. 100.2 feet to a point; running thence with the joint line of Lots Nos. 28 and 29, N. 33-15 W. 187.45 feet to a point on the southerly side of Fernwood Drive; running thence with the southerly side of Fernwood Drive, N. 56-45 E. 100 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Thrift Builders, Inc. dated September 1, 1970 and recorded in the R.M.C. Office for Greenville County on September 1, 1970 in Deed Book 897 at Page 380.

This mortgage is junior in lien to the mortgage of James R. Vaughn and Lilla B. Vaughn given in favor of First Federal Savings and Loan Association of South Carolina, dated September 1, 1970, and recorded in the R.M.C. Office for Greenville County on September 1, 1970 in Book 1165 at Page 159.

which has the address of 9 Fernwood Drive, Taylors Greenville County, South Carolina 29687 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements 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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328 W.2