

SEP 7 11 26 AM '76

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Larry Jay Crowder and Ida Faye Crowder

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. 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 Seven Thousand Five Hundred and NO/100

Dollars (\$ 7,500.00 ) due and payable  
in monthly installments of Ninety One and NO/100 (\$91.00) Dollars each, first payment due and payable thirty (30) days from date and to continue in like payments each and every month thereafter until paid in full.

with interest thereon from date at the rate of -8%- per centum per annum, to be paid: in said monthly installments,

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, about 5 miles north of Greer, S.C., on the southwestern side of Cannon Road, being shown and designated as 6.0 acres, more or less and as Lot 1A on plat prepared for George W. Vaughn by Wolfe & Huskey, Engs, dated August 2, 1976, and to be recorded herewith, and having, according to said plat, the following metes and bounds:

BEGINNING at nail and cap in center of Cannon Road and joint front corners of Lots 1 and 1A, (iron pin back on line at 25 feet), and running thence with line of Lot 1, N.80-37 E. 992.6 feet to iron pin on branch (branch is the line); thence traverse with branch the line, S. 57-14 E. 75 feet; thence S. 25-41 E. 200.4 feet; thence S. 18-34 E. 99.5 feet to old iron pin; thence as new side line, S. 89-30 W. 1036.2 feet to old nail in center of said Road, (old iron pin back at 37 feet); thence with center of Cannon Road, N. 37-29 W. 205 feet to the beginning corner.

This is the same property conveyed to mortgagors this date by deed of George W. Vaughn, to be recorded in RMC Office on the 7<sup>th</sup> day of September, 1976, in Deed Book 1012 page 469.

Subject to all easements, rights of way, roadways, restrictions, zoning ordinances of record, on the recorded plats or on the premises.



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 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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