

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 20 12 53 PM 1966

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE T. VAUGHN
R.M.C.

WHEREAS, we, Green & Margaret Vaughn,

(hereinafter referred to as Mortgagor) is well and truly indebted unto James L. Snow,

(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 Nine Thousand Three Hundred - - - - -

Dollars (\$ 9,300.00 - -) due and payable

monthly, interest first and balance to principal.

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

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, Fairview Township, bounded on the north by lands of J. T. Hipps, on the east by W. M. Fowler, on the south by Durbin Creek and on the west by W. C. Cook (formerly the TR Smith tract) and more particularly described as follows:

BEGINNING at an iron pin, 622.2 feet from the joint corner of J. T. Hipps corner and W. M. Fowler line, and running thence along Hipps line N77-26W 49.0 feet to an iron pin, thence N20-15E 244.3 feet to an iron pin, thence N64-45W. 200 feet to iron pin, thence S 20-15W 136' to iron pin, thence N64-45W 290.5 feet to iron pin at branch, W.C. Cook's line; thence along Cook's line (branch the line 1300.0 feet to a point in center of Durbin Creek at mouth of branch; thence down Durbin Creek as the line 600.0 feet to an iron pin on north bank of creek, thence along branch, N7-40E, 263 feet, N-25-20W 193', N7-25W 698.3 feet, N18-20E 498' to point of beginning, containing 17 acres of land more or less according to plat of survey made by C. O. Riddle on September 1966, and being a part of the tract of land conveyed to me by James L. Snow by deed dated Oct. 11, 1966.

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.