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MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

OLLIE T. WORTH

BOOK 1085 PAGE 27

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

**MORTGAGE OF REAL ESTATE**

**To All Whom These Presents May Concern:**

**Whereas:** L. Alfred Vaughn

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, S. C.

(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 FIVE THOUSAND FIVE HUNDRED and NO/100-----

Dollars (\$ 5,500.00 ) due and payable

at the rate of \$75.00 per month,

with interest thereon from date at the rate of seven (7) 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, in Austin Township, in the Town of Simpsonville, lying on the east side of Hedge Street, bounded on the north by lands now or formerly of Mrs. George Green and Watt Garrett, on the east by lands now or formerly of Paul Jones and Lula Smith, on the south by lands now or formerly of the Simpsonville Ice Plant, and on the west by Hedge Street, being all of Lots Nos. 28, 29, and the greater portions of Lots Nos. 30 and 31 as shown on a plat of the subdivision of the Estate of S. J. Wilson made by W. J. Riddle, August, 1923, recorded in Plat Book F, at Page 271, in the RMC Office for Greenville County, having the following courses and distances:

BEGINNING on an iron pin on the east side of Hedge Street, joint corner with property now or formerly of Simpsonville Ice Plant, and runs with line of that street, N. 13-00 W. 135 feet to a stake, corner with lot now or formerly of Mrs. George Green; thence with her line, N. 77 E. 135 feet to a stake; thence N. 13-00 W. 105 feet to a stake on line of property now or formerly of Watt Garrett and corner with lot now or formerly of Mrs. George Green; thence with Garrett's line, N. 77 E. 214 feet to an iron pin; thence S. 13-00 E. 120 feet to an iron pin; thence S. 77 W. 149 feet to an iron pin, northeast corner of Lot No. 29; thence S. 13-00 E. 120 feet to an iron pin, corner of property now or formerly of Simpsonville Ice Plant; thence with line of that property, S. 77 W. 200 feet to the beginning corner.

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 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.