

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUL 7 9 54 AM '71  
OLLIE FARNSWORTH  
R.M.C.

BOOK 1197 PAGE 615

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Roy F. Vaughn, Jr. --

(hereinafter referred to as Mortgagor) is well and truly indebted unto Homer Styles

(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 and no/100

Dollars (\$3,000.00-----) due and payable

*Two years from date*

with interest thereon from date at the rate of *8%* per centum per annum, to be paid: *Annually*

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 the town of Travelers Rest, on the southeast side of U. S. Highway 25, now being the Old Highway 25 and referred to as Poinsett Highway, and being a part of the Cosy Cabin property and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of said Highway at the corner of Clyde and Corine H. Green, and running thence along said Highway N. 53-25 E. 42.7 feet to an iron pin in the line of Green; thence S. 42-15 E. 86.9 feet to an iron pin; thence S. 3-10 E. 62.8 feet to an iron pin; thence S. 53-30 W. 18 feet to an iron pin; thence N. 35-58 W. 139.3 feet to the point of beginning being the same property conveyed to the present Grantor by Deed which is recorded in the R.M.C. Office for Greenville County in Deed Book 890 at page 636.

This Mortgage is junior to a Mortgage in favor to the Bank of Travelers Rest, said Mortgage being recorded in the R.M.C. Office for Greenville County and being given in the principal amount of \$4,700.00.

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.