

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1439 PAGE 532

JUL 20 11 12 AM '77  
DENNIE S. TANKERSLEY  
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

JAMES D. VAUGHN

(hereinafter referred to as Mortgagor) is well and truly indebted unto HENRY LIGON BROWN, JAMES ALLEN BROWN AND JOHN M. BROWN, JR. as Trustees for the heirs of John M. Brown

(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

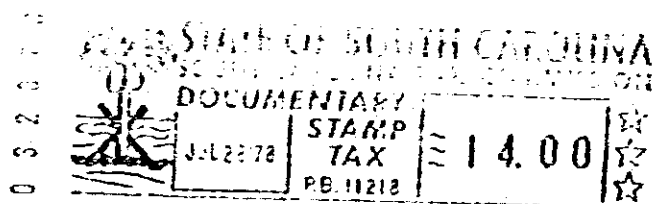
THIRTY FIVE THOUSAND and no/100ths Dollars (\$ 35,000.00 ) due and payable in payments of \$3,000.00 each beginning January 28, 1979, and continuing in the same amount annually thereafter beginning January 28, 1979 and continuing until paid in full; such payments shall be applied first to accrued interest, balance to principal. Mortgagor shall have privilege of prepayment at any time without penalty. The first payment of \$3,000.00 due on January 28, 1979 shall be payable to Leroy Cannon Realty & Marcia Black Selective Properties with interest thereon from ~~Jan. 28, 1979~~ at the rate of SEVEN per centum per annum, to be paid annually as a part of said payments.

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 Grove Township, containing 14.79 acres according to a Survey for James D. Vaughn, prepared by Carolina Surveying Co., dated April 14, 1978 and recorded in the RMC Office for Greenville County in Plat Book 6-M at page 84. Said tract fronts on the northeasterly side of Ray Road, a distance of 328.8 feet.

DERIVATION: This is a portion of the property conveyed to the Mortgagee by separate deed of Kenneth Pressley, Gerald K. Pressley, III, Nancy B. Raines, Ella B. Wickliffe, Hettie B. Chapman, Elizabeth B. Gibson, Henry L. Brown, Raye B. Garrison, James A. Brown, John M. Brown, and Samuel R. Brown to be recorded of even date herewith.



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.

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