

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 26 day of MAY 1980

by L. Alfred Vaughn

(hereinafter referred to as "Mortgagor") and given to Banker's Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Simpsonville, South Carolina

WITNESSETH:

THAT WHEREAS, L. Alfred Vaughn is indebted to Mortgagee in the maximum principal sum of Nine Thousand and no/100 Dollars (\$9,000.00), which indebtedness is evidenced by the Note of L. Alfred Vaughn of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$-0- plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, between West Main Street and Maple Street (Georgia Road) and being a portion of the J. S. Moore Estate, shown in part on a plat of "Property of Mrs. J. S. Moore (Florence Moore)" prepared by C. O. Riddle, dated June, 1956, and recorded in the RMC Office for Greenville County in Plat Book FF, Page 442 and being further described to-wit:

BEGINNING at an iron pin at the joint rear corner of Lots 1 and 5 (said iron pin being on a private drive S. 83-58 W., 169.2 feet from the west edge of West Main Street) and running thence with the joint rear lines of Lots 1, 2 4 & 5 S. 25-00 E., 185.5 feet to an iron pin at the joint rear corners of Lots 2 and 3 and lot owned now or formerly by Alfred Vaughn; thence in a southwesterly direction with the Alfred Vaughn property line, 165 feet more or less, to a point on the eastern edge of Maple Street (Georgia Road); thence with the curve of Maple Street in a northwesterly direction, 178.2 feet more or less, to a point on the northern edge of Maple Street, at the joint corner of property herein conveyed and property now or formerly of Kate Ellen T. Hewitt Barker; thence leaving Maple Street and running in a northerly direction with the line of the property of Kate Ellen T. Hewitt Barker, 110 feet, more or less to a point; thence still with the Barker property in a westerly direction, 50 feet, more or less, to a point on the eastern edge of Maple Street (Old Stage Road); thence with the eastern edge of Maple Street in a northerly direction 110 feet, more or less, to a point on the line of property now or formerly of Mary Burdette Coble; thence with the line of property now or formerly of Zuliene Moore and James Louis Ball, 327.3 feet, more or less, in a easterly direction to a point on the rear of property now or formerly owned by Estelle Moore Cathey; thence with the line of property of Estelle Moore Cathey and continuing with the line of property, now or formerly, of Leva Moore Henderson, 164.3 feet, more or less, to an iron pin at the rear corner of the Leva Moore Henderson property on the northern edge of 15ft. private drive aforementioned; thence from the iron pin at the rear of the Leva Moore Henderson property in a southeasterly direction crossing over said private drive to an iron pin at the joint rear corner of Lots

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

1 & 5 being the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Lila E. Moore as recorded in Deed Book 993, Page 123 recorded 1/30/74.

0.815

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