

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 25th day of January, 1982

by Robert B. Vaughn

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608 Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and No/100 Dollars (\$ 50,000.00), which indebtedness is evidenced by the Note of Robert B. 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 January 17, 1983 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 \$ 50,000.00 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 those pieces, parcels or lots of land situate, lying and being on the western side of Alice Street near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as the property of Robert B. Vaughn and has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Alice Street at its intersection with a 20 foot alley and running thence with the western side of said street S. 13-33 E., 188.8 feet to an iron pin in the line of property now or formerly of Heyward and running thence with that line N.76-45 W., 338.5 feet: to an iron pin in the line of property now or formerly of Huffman: running thence with the Huffman line N. 14-25 W., 116.1 feet: to an iron pin; running thence N.76-59 E., 136.6 feet: to an iron pin; running thence N.11-48 W., 75 feet: to an iron pin on the southern side of a 20 foot alley; running thence with the southern side of said alley, N.77-19 E., 201.1 feet: to an iron pin, point of beginning.

This property is the same conveyed to the mortgagor here by Allen E. Vaughn dated July, 1971, recorded in book 920 at page 429, and by deed of E.H. Claburn by deed recorded in book 917 at page 621. Also:

All that piece, parcel or lot of land situate, lying and being on the northern side of a 20 foot alley near Alice Street, near the City of Greenville, in the County of Greenville, State of South Carolina and shown on a survey entitled Property of Robert B. Vaughn revised October, 1971 by W. R. Williams, Jr. and according to said survey has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of said 20 foot alley, which iron pin is 150 feet southwest from the intersection of said 20 foot alley and Alice Street and running thence N. 12-30 W., 132.3 feet: to an iron pin in the line of property now or formerly of Burnside; running thence S. 77-39 W., 123.8 feet: to an iron pin in the line of property now or formerly of McKinney: running thence S.12-54 E.132.6 feet: to an iron pin on the northern side of said 20 foot alley; running thence with the northern side of said alley N. 77-25 E., 131.1 feet: to an iron pin, point of beginning.

This being a portion of the property conveyed to the said Robert B. Vaughn by deed recorded in Book 926 at Page 543.

This mortgage is junior in lien to those certain notes and mortgages heretofore executed unto the Southern Bank and Trust Co. The first described property in the amount of \$184,00.00 recorded in mortgage Book 1224 at Page 41. Second described property in the amount of \$60,000.00, recorded in Book 1254 at Page 628.

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).

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