

GREENVILLE, S.C.

BOOK 1584 PAGE 847

FEB 26 4 06 PM '82

MORTGAGE

DONNELL WALKERSLEY  
R.M.C.

THIS MORTGAGE is made this 26th day of February, 1982, between the Mortgagor, Richard A. Vaughn and J. Lynette Montgomery, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THREE THOUSAND THREE HUNDRED (\$33,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 26, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2005.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, approximately eight miles north of Greer, being known and designated as Tract No. 4 of the Junie Wall Estate, and being more particularly described according to a plat entitled "Property of R. V. William Derrick & Charlotte Derrick" by Freeland and Associates, RLS, dated October 4, 1979, recorded in Plat Book 7-Q at Page 32, RMC Office for Greenville County, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Walls Road at the joint corner of Tracts Nos. 4 and 6, and running thence N. 20-00 W. 893 feet to an iron pin; thence along line of Tract No. 2, N. 60-20 E. 200 feet to an iron pin; thence along line of Tract No. 3, S. 20-00 E. 964 feet to an iron pin in the center of Walls Road; thence S. 81-25 W. 200 feet to a point in the center of Walls Road, the point of beginning.

This is the same property conveyed to mortgagors by deed of R.V. William Derrick recorded in the RMC Office for Greenville County on February 26, 1982.



which has the address of Tract # 3, Walls Road, Greer, S. C. 29651

(State and Zip Code) (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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