

BOOK 1628 PAGE 591

MORTGAGE OF REAL ESTATE

216 Snow St., Greer, S. C., 29651

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Marvin Dodgens and Martha J. Dodgens

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. Vaughn

(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 FOUR THOUSAND (\$34,000.00)-----

Dollars (\$34,000.00) due and payable

to be paid over a period of 240 months at the rate of \$1410.51 per month, first payment due on the 9 day of October, 1983 and payment on the 9 day of each month thereafter until paid in full. Payments first applied to interest and then to principal. with interest thereon from date at the rate of 13.5 per centum per annum, to be paid: monthly

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, Chick Springs Township, located in the City of Greer on the South side of Campbell St., and being a portion of the property shown on plat made for Receivers of Peoples State Bank, according to plat made by Jas. C. Covington, C. E., dated July 14, 1936 and recorded in plat book 00 pages 156-157, Greenville County R. M. C. Office and having the following courses and distances, to wit:

Beginning at an iron pin on the South side of Campbell Ave. or street, corner of lot formerly of W. S. Thornton and running thence with the south side of said street approx. N. 88-40 W., 170 feet to iron pin; thence with property formerly of John Donaldson, Approx S. 5 1/2 E., 195 feet to iron pin; thence approx, S. 86-23 E., 170 feet to rear corner of the Thornton lot; thence therewith N. 5 1/2 W., 195 feet to the beginning corner. Block Book No. G2-3-62.

This is the same conveyed to the within mortgagors by Elva Boyter, Ronald Steve Boyter and Shurman Alexander Boyter by deed to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA IN THE COUNTY OF GREENVILLE THIS 15th DAY OF SEPTEMBER 1983 AT 10:13 AM

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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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