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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James H. Alley and DONNIE S. JEFFERS, JR. and WALTER H. ALLEY, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto James Douglas Vaughan and Ginger F. Vaughan

(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 Two Thousand Eight Hundred Fifty-three and 68/100 Dollars (\$ 2,853.68) due and payable

per note executed this date or any future modifications, extensions or renewals thereof

with interest thereon from date at the rate of per note per centum per annum, to be paid per note

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 piece, parcel or lot of land containing 3.0 acres, more or less, and shown as Tract 5 on a plat of property of James Douglas Vaughan prepared by J. L. Montgomery, III, R.L.S., in April 1979, and which tract is described, according to said plat, as follows:

BEGINNING at an iron pin in the center of Fountain Inn-Fairview Road at the joint front corner of Tracts 4 and 5 and running thence along their common boundary N. 9-41 W., 376.73 feet to an iron pin; thence turning and running S. 80-21 W., 355.0 feet to an iron pin; thence turning and running S. 17-59 E., 450.5 feet to an iron pin in the center of aforementioned road; thence along center of said road N. 58-01 E., 100.0 feet to an iron pin; thence N. 68-19 E., 100.0 feet to an iron pin; thence N. 74-53 E., 100.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Mortgagee dated February 27, 1984 to be recorded herewith.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 01.16

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Together with all and singular rights, members, herditaments, 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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