

FILED
GREENVILLE CO. S. C.

BOOK 54 PAGE 612

Mortgagee's Mailing Address: Post Office Box 10148, Greenville, South Carolina

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Jim Vaughn Enterprises, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Two Thousand, Four Hundred and No/100-----

DOLLARS (\$ 32,400.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 123 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates dated August 18, 1975 subsequently revised, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5P at Page 28 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Kings Mountain Drive, joint front corner of Lots Nos. 122 and 123 and running thence with the joint line of said Lots N. 54-18 W. 153.64 feet to an iron pin, in the rear line of Lot 121; thence with the rear line of Lot 121 and continuing with the rear line of Lot 120 S. 40-10 W. 68 feet to an iron pin, joint rear corner of Lots 123 and 124; thence with the joint line of said Lots S. 46-09 E. 154.96 feet to an iron pin on the northwestern side of Kings Mountain Drive; thence with Kings Mountain Drive in a northeasterly direction an arch distance of 90.03 feet to the joint front corner of

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