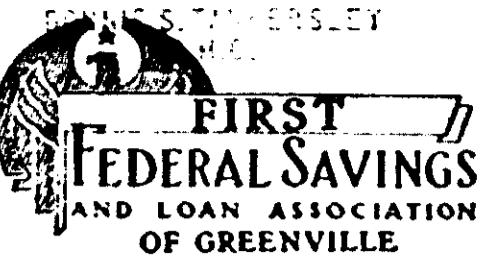


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**State of South Carolina**  
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE****To All Whom These Presents May Concern:****JIM VAUGHN ENTERPRISES, INC.**

Hereinafter referred to as Mortgagor. SEND \$1 GREETINGS.

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereinafter referred to as Mortgagor, in the sum of One thousand three hundred and five dollars (\$1,305.00) plus interest.

**Thirty-Five Thousand Two Hundred and No/100----- (\$ 35,200.00 )**

Dollars, as evidenced by Mortgagor's previous note of even date heretoabove, which note does not contain a provision for escalation of interest rate; paragraphs 9 and 10 of this Mortgage provides for an escalation of interest rate under certain conditions, said note to be repaid with interest as the rate or rates the sum specified in installments of **Two Hundred Eighty**

**Three and 23/100----- \$ 283.23** Dollars each on the first day of each

month thereafter, provided, that the principal amount with interest due thereunder, shall be paid in full, each payment to be applied first to the payment of interest computed monthly on unpaid principal balance, and then to the payment of principal with the last payment of said sum to be due and payable 30 years after date, and

WHEREAS, said note further provides that at any time and portion of the principal or interest due thereunder shall be paid for acceleration for a period of thirty days, or if there shall be any default to comply with and abide by any by-laws or the Charter of the Mortgagor, or any stipulation or condition contained therein, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and such holder shall have the right to institute and prosecute upon said note and any collateral given to secure same, for the purpose of collecting said principal, the said interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagor has deposited money sufficient in the Mortgage for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, and other expenses for purposes

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said sum of money as the payment thereof and for further consideration to be advanced to the Mortgagor by the Mortgagor's agent, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in cash, well and truly paid by the Mortgagor, on and before the writing of these presents, the sum of which is also deposited by the agent of the Mortgagor in a disbursement account, and for other presents, does grant, bargain, sell and release unto the Mortgagor, to his heirs and assigns, the following described real estate:

All that certain piece, situated on lot of land with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the easterly side of Paddock Lane, being

known and designated as Lot No. 92 on plot of Devenger Place, Section 2, recorded in the RMC office for Greenville County, S. C., in Plat Book "5D" at Page 8, and having according to said plot, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Paddock Lane at the joint front corner of Lots 92 and 91 and running thence with the joint line of said lots S. 88-04 E. 173.6 feet to a point; running thence N. 5-38 W. 95 feet to a point at the joint rear corner of Lots Nos. 92 and 93; thence with the joint line of said lots, N. 87-24 W. 159.8 feet to a point on the easterly side of Paddock Lane; thence with the easterly side of Paddock Lane, S. 2-36 W. 90 feet to the point of BEGINNING.

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