

GREENVILLE CO. S. C.

BOOK 1213 PAGE 448

Nov 15 9 12 AM '71

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH

R. K. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Walter G. Vaughn

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

WHEREAS, the Mortgagor is well and truly indebted unto **Bank of Travelers Rest**

(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 -----

Fifteen Thousand and 100-----DOLLARS (\$ **15,000.00**),

with interest thereon from date at the rate of **Seven** per centum per annum, said principal and interest to be repaid:

One year from date. Interest to be paid quarterly in advance.

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, being shown as Lot 1 on plat of Marsmen Property recorded in the RMC Office for said County in Plat Book D at pages 198 and 199, and having the following metes and bounds:

Beginning at an iron pin on the northern side of Highway No. 29 (Allen Street), which point is 185.1 feet from the northeasterly corner of Hwy. 29 and Bynum Street, and is the joint corner of Lots 1 and 2, and running thence with said Highway, N 71-20 E 61.7 feet to J. J. Perry's line; thence with Perry's line, N 53-30 W 288 feet to the joint corner of Lots 1 and 19; thence with joint line of Lots 1 and 19, S 35-00 W 50 feet to joint rear corner of Lots 1 and 2; thence with joint line of Lots 1 and 2, S 53-30 E 251 feet to the point of beginning.

Derivation: Deed Book 788, page 613.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.