

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLETO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES W. VAUGHN AND W. G.
HAWKINS

(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 Nineteen Thousand Six Hundred and No/100

DOLLARS (\$ 19,600.00), 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, August 1, 2003.

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 in the City and County of Greenville, State of South Carolina, on the southwesterly side of Brookview Circle, being shown and designated as Lot No. 68, on plat of Shannon Terrace, recorded in the RMC Office for Greenville County, S. C., in Plat Book "L", at Page 91, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwesterly side of Brookview Circle, joint front corner of Lots Nos. 67 and 68, and running thence with the joint lines of said lots, S. 10-13 W. 174.4 feet to an iron pin, joint rear corner of said lots; running thence N. 89-20 E. 58 feet to an iron pin; thence N. 9-00 E. 173 feet to an iron pin on the southwesterly side of Brookview Circle; thence with the southwesterly side of Brookview Circle, S. 89-00 W. 50 feet to the point of BEGINNING.

The within is a portion of the property heretofore conveyed to W. G. Hawkins and T. Walter Brashier by deed of Sallie Ethel Skurlock, Executrix of Estate of Jake V. Dodenhoff, Deceased, and Larobess L. Dodenhoff, recorded 2 December 1970, RMC Office for Greenville County, S. C., in Deed Book 903, at Page 557; T. Walter Brashier subsequently conveyed his one-half interest in the property to Vaughn Realty, Inc., by deed recorded 13 September 1974, RMC Office for Greenville County, S. C., in Deed Book 1006, at Page 707; Vaughn Realty, Inc. subsequently conveyed its one-half interest in the property to James W. Vaughn by deed dated 9 December 1977, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 10148, Greenville, South Carolina 29603.