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# MORTGAGE

THIS MORTGAGE is made this Fourth day of September, 1979, between the Mortgagor, Claude Willis Vaughn and Ann Vaughn (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Dollars Dollars, which indebtedness is evidenced by Borrower's note dated September 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1999

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land with improvements thereon, or hereinafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 4 on a survey entitled "Property of Ann Vaughn," dated August 23, 1979, recorded in the RMC Office for Greenville County in Plat Book 2-N at Page 23, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Tigerville Road and running thence with said road, N. 88-30 E. 146.3 feet to an iron pin; thence turning and running with the line of Lot No. 5, S. 1-30 E. 300 feet to an iron pin; thence turning and running S. 88-30 W. 146.3 feet to an iron pin, joint rear corner of Lots Nos. 4 and 9; thence running with the line of Lot No. 9, N. 1-30 W. 300 feet to the point of beginning.

This conveyance is made subject to any restrictions rights of way, or easements that may appear of record on the plat(s) or on the premises described herein.

Derivation: Frances Morgan Drake Clark, deed book 1110, page(s) 211, Recorded 4 September, 1979.



which has the address of Lot No. 4, Tigerville Road, Travelers Rest, SC (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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