

GREENVILLE CO. S. C.

OCT 22 12 50 PM '80

BOOK 1521 PAGE 541

BONNIE TANKERSLEY  
R.M.C

# MORTGAGE

THIS MORTGAGE is made this 21st day of October, 1980, between the Mortgagor, Jesse B. Vaughn, Jr. and Debra G. Vaughn (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

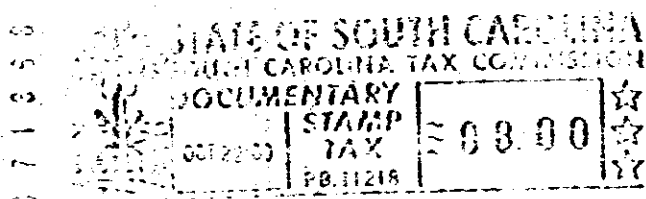
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2005.

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 piece, parcel or lot of land located in the County of Greenville, State of South Carolina lying and being on the northern edge of East Lee Road and having, according to a plat entitled "Plat for Jesse B. Jr. and Debra Vaughn" prepared by Alex A. Moss, R.L.S., dated October, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of East Lee Road and running thence N. 11-02 W. 122.4 feet to an iron pin; thence S. 64-45 E. 197.5 feet to an iron pin; thence S. 2-00 W. 25 feet to an iron pin on the edge of East Lee Road; thence with East Lee Road S. 88-00 W. 155.5 feet to an iron pin at the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Larry Gilstrap dated October 21<sup>st</sup>, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1135 at Page 931.



which has the address of 2215 E. Lee Road Greenville, South Carolina (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.

0541

4328 RV-2