

Address of Mortgagee: 216 Snow Street
Greer, SC 29651

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANDED
RECORDED
FEB 22 10 08 PM '83
R.M.C. HARRISLEY

MORTGAGE OF REAL ESTATE

BOOK 1595 PAGE 427

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Virgil L. Cannon

(hereinafter referred to as Mortgagor) is well and truly indebted unto George Vaughn

(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

Eighteen Thousand and no/100----- Dollars (\$ 18,000.00) due and payable in consecutive monthly installments of Three Hundred (\$300.00) Dollars per month until paid in full, with no penalty for pre-payment

with interest thereon from date at the rate of 13½% per centum per annum, to be paid: included in above payment

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, City of Greer, being known and designated as LOT #4 of the D. D. Davenport Estate recorded in Plat Book K at page 21 in the R.M.C. Office for Greenville County and further described on a plat of property for Virgil L. Cannon, by Wolfe & Huskey, Inc., February 4, 1983, to be recorded herewith, and according to said plat as having the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the bank of Trade Street, joint front corner of Lots 4 and 5 and running thence up the bank of Trade Street, N. 04-43 E. 80.74 feet to an old iron pin; thence S. 84-54 E. 206.91 feet to an old iron pin passing through an old iron pin at 190.57 feet; thence along the fence, S. 13-52 E. 80.75 feet to an old iron pin; thence along the boundary of Lot #5, N. 85-59 W. 232.66 feet, and according to said plat as containing 0.39 acres.

This conveyance is the identical property conveyed to Virgil L. Cannon on February 21, 1983, recorded February 22, 1983 in Deed Book 1182 at page 959 in the R.M.C. Office for Greenville County.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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