MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.,

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OREENVILLE.CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLET

OUNNIE S.TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R.M.C.

WHEREAS,

James R. Vaughn and Lilla B. Vaughn

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company

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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, on the southerly side of Fernwood Drive and being shown and designated as Lot No. 29 on a plat of Section 4, EDWARDS FOREST, recorded in the RMC Office for Greenville County in Plat Book JJJ at Page 82, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the southerly side of Fernwood Drive, joint front corner of Lots Nos. 29 and 30 and running thence with the joint line of said Lots, S.33-15 E. 181.6 feet to a point; thence with the joint rear line of Lots Nos. 29 and 44, S.53-24 W. 100.2 feet to a point; running thence with the joint line of Lots Nos. 28 and 29, N.33-15 W. 187.45 feet to a point on the southerly side of Fernwood Drive; thence with the southerly side of Fernwood Drive, N.56-45 E. 100 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from Thrift Builders, Inc. recorded in the RMC Office for Greenville County in Deed Book 897 at Page 380 on September 1, 1970.

This is a second mortgage subject to that certain first mortgage lien with First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1165 at Page 159 in the original amount of \$31,500.00 and having an approximate balance of \$27,686.08.

The mailing address of the Mortgagee herein is P. O. Box 3028, Greenville, S. C. 29602.

STATE OF SOUTH CAROLINA

SOUTH CAROLINA TAX COMMISSION

DOCUMENTARY

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RB. 11218

OCT-TTI TAX

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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