

Mortgagee's Mailing Address: Greenville, P.O. Box 100, Pebble Creek Drive, Taylors, S. C. 29687

BOOK 1506 PAGE 101

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE S.C.  
MAY 11 10 19 44 '83  
JOHNIE S. HARRISLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Jim Vaughn Associates, a South Carolina Partnership  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Pebblepart, Ltd.

(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

Sixteen Thousand and No/100-----Dollars (\$ 16,000.00 ) due and payable

One (1) year from date

There is no interest on this indebtedness if paid when due. If not paid when due interest shall begin at the date of maturity at the legal rate.

with interest thereon from See Above at the rate of per centum per annum, to be paid:

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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 13 on a Plat of PEBBLECREEK P.U.D., PHASE X, SECTION I, prepared by Arbor Engineering, Inc. dated December 30, 1981 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P at Page 58, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the mortgagor herein by deed of Pebblepart, Ltd. dated May 9, 1983 and to be recorded herewith.

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of \$80,800.00 executed on this date by the mortgagor herein to First Federal Savings and Loan Association to be recorded herewith.

GCTO -----3 MY11 83 039

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAY 11 1983  
STAMP TAX  
06.40  
FD 31213

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 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.