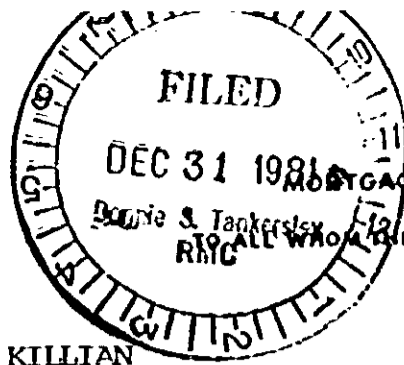


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE BOOK 1560 PAGE 842

WHEREAS, STEVEN S. KILLIAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEFF RICHARDSON COMPANY
712 E. Mc Bee Avenue
Greenville, SC 29602

(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 Five Thousand Two Hundred Fifty and no/100ths----- Dollars (\$5,250.00) due and payable

as set forth by note of mortgagor of even date

per note
with interest thereon from date at the rate of / per centum per annum, to be paid per note

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:

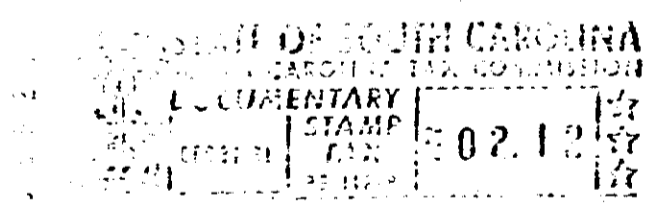
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as containing 2.07 acres, as shown on a plat entitled "Survey for Nannie C. Sloan Estate", prepared by C.O. Riddle, RLS, dated December 18, 1981; said plat being recorded in the RMC Office for Greenville County in Plat Book 8-U, page 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, in or near the N.E. edge of S.C. Hwy. 417, and running thence with said Highway, N. 42-04 W., 16.61 feet to an iron pin; thence N. 46-22 W., 68.46 feet to an iron pin; thence N. 47-02 W., 182.6 feet to an iron pin; thence N. 48-55 W., 137.50 feet to an iron pin; thence with the chord N. 4-14 W., 21.10 feet to an iron pin on Douglas Drive; thence with said Douglas Drive, N. 40-26 E., 144.97 feet to an iron pin; thence N. 49-39 E., 59.35 feet to an old iron pin, joint corner with property now or formerly of Woodhurst; thence with the common line of Woodhurst, S. 46-16 E., 426.14 feet to an iron pin; thence turning and running S. 44-38 W., 210.18 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the Mortgagor by deed of Charles Daniel Sloan, et al, recorded of even date herewith.

THIS mortgage is second and junior in lien to that mortgage between Steven S. Killian and Charles Daniel Sloan, et al, recorded in the RMC Office for Greenville County in Mortgage Book 1560, page 840, recorded on Dec 31, 1981.



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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