

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.
APR 29 3 31 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GORDON E. MANN and DONNIE S. TIMMONSLEY
ROBERT A. BAILEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto
JUSTER ENTERPRISES, INC.

(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 EIGHT HUNDRED Dollars (\$ 5,800.00) due and payable
in full when Lot 92, VERDIN ESTATES, is transferred by Mortgagors, or twelve (12) months
from date, whichever first occurs,

with interest thereon from March 2, 1983 at the rate of 12% per centum per annum, to be paid: at maturity

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:

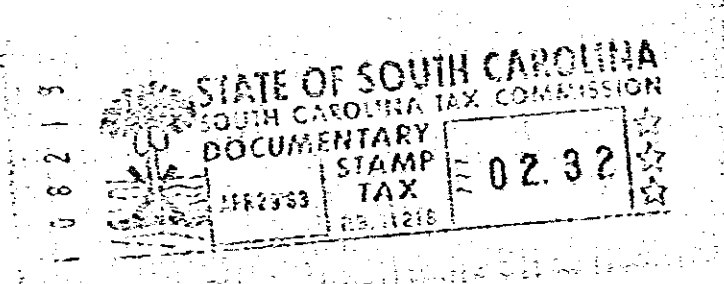
*ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 92 on a Revised Plat of VERDIN ESTATES, dated January 11, 1978, recorded in the RMC Office for Greenville County in Plat Book 6-H, Page 47. ALSO SEE survey dated April 12, 1983, entitled "Survey for Gordon E. Mann and Robert A. Bailey", recorded in the RMC Office for Greenville County in Plat Book 9-R, at Page 10, for a complete metes and bounds description.

This is the same property conveyed to the Mortgagors herein by deed of Juster Enterprises, Inc., dated April 29, 1983, to be recorded simultaneously herewith.

This mortgage is junior in lien and subordinate to that certain mortgage given to WACHOVIA MORTGAGE COMPANY, recorded in the RMC Office for Greenville County on April 29, 1983, in REM Book 1604, Page 516.

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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 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.