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Taylor SC 29127

MORTGAGE OF REAL ESTATE

1621-101

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 15 3 11 PM '83
DONNIE S. CUSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Bridges & Kirkus, a S. C. General Partnership

Pebblepart, Ltd., a South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Limited Partnership

(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

October 14, 1984

with interest thereon from _____ 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 Mortgagee in hand well and truly paid by the Mortgagor 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 bit 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
the State of South Carolina, County of Greenville, being known and design-
ated as Lot No. 22 on a Plat of PEBBLECREEK P.U.D., PHASE X, SECTION I,
prepared by Arbor Engineering, Inc., dated December 30, 1982 and recorded
in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P,
Page 58, reference to which is hereby craved for the metes and bounds
thereof.

The above described property is the same property conveyed to Bridges &
Kirkus, a S. C. General Partnership by deed of Pebblepart, Ltd., a South
Carolina Limited Partnership, dated July 19, 1983, to be recorded herewith.

The within mortgage is junior in lien to that certain note and mortgage
given to First Federal Savings and Loan Association of South Carolina by
Bridges & Kirkus, a S. C. General Partnership, dated July 19, 1983, and
recorded in the RMC Office on July 15, 1983, in Mortgage Book 1621, Page 97.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and in
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 hereinafore 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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