MORTGAGE OF REAL ESTATE-Offices of CARTER, PHILPOT, JOHNSON & SMITH-Attorneys at Law

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA,

31 PM '80
DONNIE S. TANKERSLEY
R.M.C.

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS, JIM VAUGHN ASSOCIATES, A GENERAL PARTNERSHIP

hereinafter called the mortgagor(s), is (are) well and truly indebted to JUSTER ENTERPRISES, INC.
hereinafter called the mortgagee(s), in the full and just sum of
Six Thousand and no/100----------($6,000.00)----------
Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:
due and payable in full when the title to Lot 77 Verdin Estates is transferred by mortgagor, or three (3) years from date, whichever shall first occur

with interest from date at the rate of ten (10%) per centum per annum until paid; interest to be computed and paid annually and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay a reasonable amount due for attorney's fee if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents to grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being shown and designated as Lot 77 on a plat of Verdin Estates, dated January 11, 1978, prepared by C. O. Riddle, recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at page 47, reference to which is hereby made for a metes and bounds description thereof. Reserving however, unto the Town of Mauldin a 25 foot sewer right of way across the rear of theproperty as shown on the referred to plat.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

For deed into mortgagor, see deed from Juster Enterprises, Inc., dated October 6, 1980 and recorded herewith.

This mortgage is junior and subordinate to that certain mortgage given to Jim Vaughn Associates, A General Partnership dated October 7, 1980 Recorded October 8, 1980 in the R.M.C. Office for Greenville County in ~~Deed~~ Mortgage Book 1519 at page 759 in the original amount of $51,250.00.

Mortgagee's address: C/o Carroll B. Long
P.O. Box 5222, Sta. B
Greenville, SC 29606

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