

State of South Carolina

S.C.

1544 766

Mortgage of Real Estate

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County of GREENVILLE

1981

WESLEY

THIS MORTGAGE made this 19th day of June 19 81

by J & B INVESTMENT COMPANY, a South Carolina Partnership

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, J & B INVESTMENT COMPANY, a South Carolina Partnership is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and No/100 Dollars (\$20,000.00), which indebtedness is evidenced by the Note of J & B INVESTMENT COMPANY, INC., a South Carolina Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of 12/16/81 which is 180 days after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$20,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel and lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in the First Ward of the City of Greenville and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Lloyd Street, about 154.6 feet from the north side of Pinckney Street and running thence S. 36-36 E., 21.3 feet to an iron pin, joint corner of property conveyed by Wilson Glover to Esther C. Banan on November 10, 1925; thence S. 36-36 E., 21.8 feet to a point in a concrete wall, Lena W. Glover's line (iron pin by edge of wall); thence along Lena W. Glover's line N. 53-27 E., 6 feet to an iron fence post, rear corner of Lena W. Glover's property; thence still along the line of said Lena W. Glover's property S. 52-42 E., 49 feet to an iron pin; thence N. 49-45 E., 26 feet, to inches to an iron pin in line of a 10 foot driveway; thence N. 33-44 W., 86-1/2 feet, more or less, to an iron pin on east side of Lloyd Street; thence along the east side of said Lloyd Street S. 55-38 W., 50.5 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Sharon S. Conly recorded in the R.M.C. Office for Greenville County on April 10, 1981, in Deed Book 1146, Page 14.

This mortgage is junior in lien to that certain mortgage executed in favor of Sharon S. Conly recorded in the R.M.C. Office for Greenville County on April 10, 1981, in Real Estate Mortgage Book 1537, Page 847 in the original amount of \$13,443.43.

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STATE OF SOUTH CAROLINA DOCUMENTARY TAX COMMISSION STAMP \$ 00 00

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

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