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MORTGAGE

THIS MORTGAGE is made this 20th day of May 1982 between the Mortgagor, J. & B. INVESTMENT COMPANY, A SOUTH CAROLINA GENERAL PARTNERSHIP (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 16, 1982.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL that certain piece, parcel or tract of land together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina on the northeastern side of Cunningham Road containing 6.29 acres, more or less, as shown on a plat entitled COMPILED PLAT FOR J. BEARDEN BROWN AND CAROLYN C. BROWN dated January 27, 1982, prepared by Williams and Plumblee, Inc. recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-V at Page 83 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap near the center line of Cunningham Road and running thence N. 75-30 E. 78.0 feet to an iron pin at the joint corner of property now or formerly of Brown; thence with the line of property now or formerly of Brown, N. 54-56 E. 781.2 feet to an iron pin at the rear corner of the premises herein described and property now or formerly of Wingard; thence with the line of property now or formerly of Wingard, the following courses and distances: S. 41-57 E. 297.0 feet to an iron pin; thence S. 39-42 W. 193.5 feet to an iron pin at the corner of property now or formerly of Gaines; thence with the line of property now or formerly of Gaines, S. 60-45 W. 711.2 feet to an iron pin in Cunningham Road; thence with Cunningham Road, N. 34-14 W. 301.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of J. Bearden Brown and Carolyn C. Brown recorded February 5, 1982 in Deed Book 1162 at Page 50.

Lisa Drive Investors, a South Carolina General Partnership, has given its note of even date herewith for the sum of \$42,000.00 to South Carolina Federal Savings and Loan Association secured by a mortgage on lot 43 Wade Hampton Terrace Subdivision recorded May 21, 1982 in Mortgage Book 1570 at Page 509 in favor of South Carolina Federal Savings and Loan Association. The within mortgage has been given as additional security for said \$42,000.00 note executed by Lisa Drive Investors. A default in the terms and conditions of said mortgage given by Lisa Drive Investors or a default in the terms and conditions of the within mortgage or said note shall constitute a default in the terms and condition of both* which has the address of.....

..... (Street)
..... (herein "Property Address");
..... (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT
*of said mortgages and note, including the within mortgage.

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