P. O. Box 1211, Augusta, Georgia 130913

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

SEP | 11 19 AH 162 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. IANKERSLEY

R.M.C.

WHEREAS, J. C. BIBLE, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGIA RAILROAD BANK AND TRUST COMPANY whose address is 699 Broad Street, Augusta, Georgia 30910, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's and Southeastern Builders, Inc. promissory note dated January 28, 1982, the terms of which are incorporated by reference in the sum of the sum o

pursuant to the terms of note dated January 28, 1982.

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 Greenville, in the City of Greenville, on the west side of Main Street and, according to a plat entitled "Property of Greenville Community Hotel Corporation," dated April 12, 1969, by Carolina Engineering and Surveying Company, having the following metes and bounds, to wit:

BEGINNING at a point on the west side of South Main Street, said point being the northeast corner of a public square and the western edge of South Main Street, and running thence with said public square, N. 67-33 W. 57.5 feet to a point at the northwest corner of said public square; thence S. 22-26 W. 52.5 feet to a point on the north side of West Court Street; thence with West Court Street, N. 67-30 W. 296.6 feet to a point, the northeastern intersection of West Court Street and South Laurens Street; thence with South Laurens Street, N. 21-42 E. 100.15 feet to a point on the southern side of an alley; thence with the southern side of said alley and continuing beyond said alley, S. 67-30 E. 355.3 feet to a point on the western edge of South Main Street; thence with said South Main Street, S. 22-26 W. 47.5 feet to the point of beginning.

And including also all rights to light and air, as set forth in that certain deed of John T. Woodside to Greenville Community Hotel Corporation, dated April 7, 1924, and recorded in the R.M.C. Office in Deed Book 102 at Page 100; and subject to the rights granted by Greenville Community Hotel Corporation to H. T. Mills by that certain agreement dated August 11, 1941, and recorded in said Office in Deed Book 236 at Page 197.

This is the same property conveyed to Mortgagor by deed from Poinsett Residential Hotel, a Limited Partnership, dated December 10, 1979, and recorded

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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, 'll 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.