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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
MAY 17 4 58 PM '83  
DONNIE S. ...  
R.M.C. OFFICE

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. G. & J. Enterprises, a general partnership,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, as Trustee for the William M. Landreth Individual Retirement Account, whose address is c/o Trust Division, P. O. Box 1329, Greenville, S. C. 29602 (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

TWELVE THOUSAND AND NO/100 - - - - - Dollars (\$12,000.00) due and payable as follows: Due and payable in equal monthly installments of \$269.98 beginning May 17, 1983 and a like amount on the 17th of each month thereafter until paid in full. (60 Months.)

one-half (12.5%)

with interest thereon from date at the rate of Twelve and per centum per annum, to be paid: monthly

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 those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown on a plat entitled "Whippoorwill Section 6-N," recorded in Plat Book 4-R, at Page 49, R.M.C. Office for Greenville County, South Carolina, as Lots N-31, N-33, N-36 and N-37, reference to which is made for a more complete description.

This is the same property conveyed to the mortgagor by deed of Southern Bank and Trust Company, as Trustee for the William M. Landreth Individual Retirement Account recorded May 17, 1983 in the R. M. C. Office for Greenville County, South Carolina and is given to secure the purchase price.

Mortgagee agrees to release one lot for each \$3,000.00 principal reduction in debt due.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
MAY 17 1983  
\$ 04.80  
RE. 11279

59180  
SCTO  
-----2 MAY 17 83 1105

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.

4. 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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