

Mortgagee's Address: 7 Chinguapin Lane, Greenville, SC 29607

VOL 1693 # 233

MORTGAGE OF REAL ESTATE BY ~~ASSIGNMENT~~ PARTNERSHIP Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA PURCHASE MONEY MORTGAGE
COUNTY OF GREENVILLE ~~MORTGAGE OF REAL ESTATE BY ASSIGNMENT~~
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S.C.
DEC 7 3 21 PM '84
DONNIE S. TANKERSLEY
S.C.

WHEREAS, J & B Partnership, a South Carolina General Partnership

~~has been authorized under the laws of the State of~~
(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert L. Green

(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

Four Hundred Thousand and No/100ths-----Dollars (\$ 400,000.00) due and payable

with interest in accordance with the terms of the said promissory note, the maturity date of which, unless sooner paid, is January 1, 1988.

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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, the Mortgagee's heirs, 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

All that piece, parcel or lot of land situate, lying and being on the northwestern side of the intersection of East Coffee Street with North Main Street in the City of Greenville, Greenville County, South Carolina, and having according to a plat of survey entitled "Property of J & B Partnership" made by Freeland & Associates dated December 6, 1984 the following metes and bounds, to-wit:

BEGINNING at a nail (old) on the northern side of East Coffee Street at the intersection with North Main Street and running thence N. 69-45 E. 120 feet to point (building corner) on the southeastern side of a twelve foot alley; thence with said alley N. 20-15 E. 76 feet to a point (building corner); thence S. 69-45 E. 120 feet to a point (building corner) on the northwestern side of North Main Street; thence with the northwestern side of North Main Street, S. 20-15 W. 76 feet to a nail (old), the point of beginning.

This conveyance shall further include the undivided right, title and interest of the grantor in and to a twelve foot alley along the western side of the above described property and the right to the use thereof.

This is the same property conveyed to the mortgagor herein by deed of Robert L. Green to be recorded herewith in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
DEC-784 STAMP TAX 120.00
PE 11215

11-11-84

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, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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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