

FILED  
GREENVILLE CO. S. C.

BOOK 1537 PAGE 847

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 10 11 40 AM '81  
DONN... BANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J & B INVESTMENT COMPANY, a South Carolina Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto SHARON S. ONLY

(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 Thirteen Thousand Four Hundred Forty Three and 43/100-----

Dollars (\$ 13,443.43 ) due and payable

in accordance with terms of note of even date herewith

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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 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, two 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 mortgagee recorded in the R.M.C. Office for Greenville County on April 10<sup>th</sup>, 1981, in Deed Book 1146 Page 14.

THIS IS A PURCHASE MONEY MORTGAGE.

GCTO -----3 AP10 81 1:25

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON APRIL 10, 1981, AT 11:40 AM. BY \_\_\_\_\_

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 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.

0.80

4326 RV-2