MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAIL, GREENVILLU, S.C.

2016 1544 202684

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RISLEY MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J & B Investment Co., a South Carolina General Partnership

thereinafter referred to as Mortgagor) is well and truly indebted unto Leonard O. King

thereinafter 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

Twenty-nine Thousand and no/100------Dollar (\$ 29,000.00) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

WHEREAS, the Mortgagor may bereafter 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 scaling 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of West Croft Street in the City of Greenville, Greenville County, South Carolina being known and designated as the western one-half of lot no. 48, Block B as shown on a plat of STONE LAND COMPANY recorded in Plat Book A at Page 339 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Croft Street at the joint front corner of lots nos. 46 and 48, which pin is 300 feet from the northeast corner of the intersection of West Croft Street and Townes Street and running thence along the joint line of said lots, N. 14 E. 200 feet to an iron pin in the southern side of an alley; thence along said alley, S. 83-13 E. 50 feet to an iron pin in the center of the rear line of lot no. 48; thence a line through the center of lot 48, S. 1-14 W. 200 feet to an iron pin on the northern side of Croft Street; thence with said Street, N. 83-13 W. 50 feet to the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Leonard O. King to be recorded herewith.

This mortgage is a purchase money mortgage given by the mortgagor to the mortgagee to secure a portion of the purchase price due the mortgagee by the mortgagor on the sale of the above described property.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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