

Mortgage of Real Estate

County of GREENVILLE

FILED  
GREENVILLE, S.C.

THIS MORTGAGE made this 23th day of December, 1981

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

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina 29602

WITNESSETH:

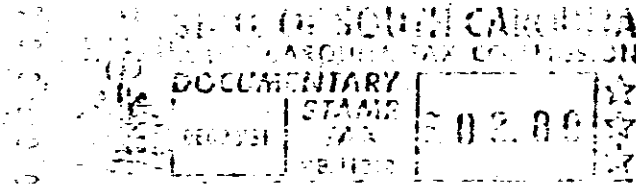
THAT WHEREAS, J & B Investment Co., a South Carolina General Partnership is indebted to Mortgagee in the maximum principal sum of Seven Thousand and no/100 Dollars (\$ 7,000.00 ), which indebtedness is evidenced by the Note of J & B Investment Co., of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is September 22, 1985 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 7,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

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 designaed 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 J & B Investment Co., a South Carolina General Partnership by deed of Leonard O. King recorded June 19, 1981 in Deed Book 1150 at Page 337.



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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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