MORTGAGE-INDIVIDUAGEORY VILLE CO. S. C. STATE OF SOUTH CAROLINA.

416 E. North Street Greenville, SC

GREENVILLE, S. C.

200x 1529 Hat 994

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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

thereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(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 Fifteen Thousand and No/100------

in accordance with the terms of the note of even date herewith which are incorporated by reference

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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:

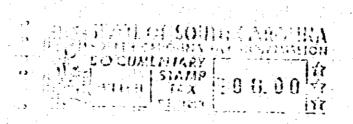
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 situate, lying and being on the southern side of Meridian Avenue in Greenville County, South Carolina being known and designated as a part of Lot No. 47 as shown on a plat entitled MAP OF SUPER HIGHWAY HOME SITES made by Dalton & Neves dated May 1946 recorded in the RMC Office for Greenville County, South Carolina in Plat Book P at page 53 and having according to a more recent survey thereof entitled Property of John D. Craft made by Freeland & Associates dated June 12, 1975 the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Meridian Avenue, said pin being S. 82-51 E., 25 feet from the northeast corner (or the nearest corner to) Lot No. 34 and running thence along the southern side of Meridian Avenue, S. 82-51 E., 67 feet to an iron pin; thence S. 15-52 E., 74 feet to an iron pin; thence S. 74-08 W., 75 feet to an iron pin; thence N. 15-52 W., 62 feet to an iron pin; thence N. 3-23 E., 40 feet to an iron pin on the southern side of Meridian Avenue, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed Frank P. McGowan, Jr. as Master in Equity recorded December 18, 1980 in Deed Book 1139 at page 147.

This mortgage is junior in lien to that mortgage covering the above described property given to Greer Federal Savings and Loan Association by Thomason & Janes Real Estate recorded in Mortgage Book 1527 at page 975.



On 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 few 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 whomsever 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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