ADDRESS: 2 Julle Cak Derrale Bréenerile, Se.

MORTGAGE - INDIVIDUAL FORGE: AUTEIJELL & ARIAIL, GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA

0. S. C. MORTGAGE OF REAL ESTATE ANNIA S. C. MORIGAGE -.

17 PH AD ALL WHOM THESE PRESENTS MAY CONCERN:

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

thereinafter referred to as Mortgagor) is well and truly indebted unto Gladys D. Johnston

thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated

Two Thousand and no/100----- pollars (\$ 2,000.00) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein 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 Mortgager 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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, situate on the southern side of Circle Drive being shown and designated as Lot 8 on a plat of Property of Hall and Cox recorded in Plat Book AA at Page 57 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Circle Drive at the corner of lot 1; running thence with the southern side of said Drive, S. 86-33 E. 64 feet to a pin at the corner of lot 9; thence with the line of lot 9, S. 0-42 E. 129.1 feet to a pin; thence with the rear line of lot 5, N. 88-06 W. 64 feet to a pin; thence with the rear of lots 2 and 1, N. 0-42 W. 123.2 feet to the beginning.

The above property is the same property conveyed to the mortgagor by deed of Joe G. Thomason and Bob R. Janes recorded January 28, 1981 in Deed Book 1141 at Page 661.

Together with all and singular rights, members, herditaments, and apportenances 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 to 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 Mortgagor 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.