

Exhibit B

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, DONALD R. TRAMMELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. L. FULLER, III

(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 Twenty Two Thousand, Five Hundred and No/100-----
Dollars (\$ 22,500.00) due and payable according to the terms of the note for which this mortgage stands as security.

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 Mortgagee in hand well and truly paid by the Mortgagor 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, not quite two and one-half (2 1/2) miles slightly South of West of the County Court House of the City of Greenville, known and designated as Lots Nos. 19, 20 and 23 on Dalton & Neves' plat of April, 1942, recorded in the RMC Office for Greenville County in Plat Book K at Page 128, and having, as a whole, the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin on the joint corner of Lots Nos. 18 and 19 on the White Horse Road, and running thence along said road, S. 12 W. 130 feet to a stake on the corner of Lot No. 21; thence S. 83-37 E. 156.6 feet to an iron pin on the joint corner of Lots Nos. 20 and 21, and on line of Lot No. 23; thence S. 5-52 W. 97.5 feet along rear lines of Lots Nos. 21 and 22 to an iron pin on Gordon Street; thence N. 79-35 E. 75 feet along Gordon Street to an iron pin on corner of Lot No. 24; thence N. 5-31 W. 191.7 feet along line of Lot No. 24 to an iron pin on joint corner of Lots Nos. 18, 19, 23 and 24; thence N. 78 W. 178.1 feet along line of Lot No. 18 to the beginning corner.

This being the identical property conveyed to the mortgagor herein by deed of Frank P. McGowan, Jr., Master in Equity for Greenville County, South Carolina, of even date and to be recorded herewith.

The mortgagee's mailing address is: c/o Mrs. Donna D. Fuller, 6005 Charing Street, San Diego, California, 92117.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
\$ 09.00

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 defend the land and singular the rents, issues, and profits unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever.

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