

MORTGAGE - INDIVIDUAL FORM
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 P. O. Box 1329
 Greenville, S. C. 29602
 GREENVILLE, S. C. 29602
 DEC 1 3 19 PM '80
 MORTGAGE OF REAL ESTATE BOOK 73 PAGE 359

JOHN C. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
 WHEREAS, J & B INVESTMENT COMPANY, a South Carolina General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
 (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

Ten Thousand and no/100-----Dollars (\$10,000.00) due and payable
 as provided in the terms of the promissory note of even date, said terms are
 beginning:

The above property is the same property conveyed to the mortgagor by deed
 of Frank P. McGowan, Jr. as Master for Greenville County, South Carolina
 recorded December 5, 1980 in Deed Book 1138 at Page 524.

Created by Davis S. Tankersley 2/27/81
 LAW OFFICES
 Aitchison & Atrial
 110 Albany Street
 Greenville, S. C. 29601
 RE 1111-1
 GCTO - 3 DE 11
 PAID IN FULL AND SATISFIED THIS 9th DAY OF February 1981
 SOUTHERN BANK AND TRUST COMPANY
 GREENVILLE, SOUTH CAROLINA
 BY: *[Signature]* Vice President
[Signature] Cashier
 Bill Pasch WITNESS
 Carolyn Whitfield WITNESS
 FILED
 FEB 11 1981
 S. C.

Together with all and singular rights, members, hereditaments, 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 Mortgagee forever, from and
 against the Mortgagor and all persons whatsoever 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.

