

State of South Carolina

County of Greenville

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GREENVILLE CO. S.C.)

DEC 4 12 37 PM '84

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Mortgage of Real Estate



THIS MORTGAGE made this 3rd day of December, 19 84

by Jerry Lee Nichols

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Main Street, Piedmont, South Carolina

WITNESSETH:

THAT WHEREAS, Jerry Lee Nichols

is indebted to Mortgagee in the maximum principal sum of Twenty-Five Thousand Nine Hundred Thirteen and 69/100

Dollars (\$25,913.69), Which indebtedness is

evidenced by the Note of Grady P. Reeves and Jerry Lee Nichols of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is December 25, 1994 after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

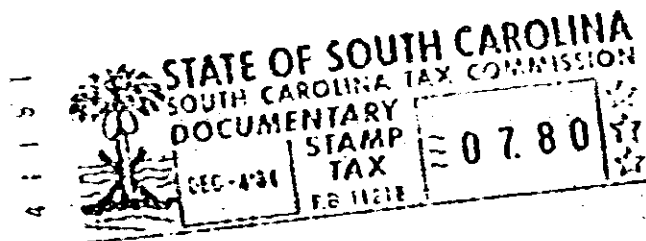
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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 improvements thereon, situate lying and being in Oaklawn Township, Greenville County, State of South Carolina, on the road leading from Old Pelzer Road to U.S. Highway 29 and according to a plat made by J.D. Calmes, Engr., April 11, 1957, recorded in Plat Book BB at Page 177, RMC Office for Greenville County, has the following metes and bounds:

Beginning at a nail and cap in the in the center of said road at joint corner of property of Otis Williams and running thence with Williams line, north 25-23 East 134.1 feet to a stone; thence North 64-37 East 715 feet to an iron pin; running thence South 6-25 East 490.7 feet to a nail and cap in center of road; running thence with the center of road as the line, the following courses and distances, North 84-14 West 218.7 feet; North 78-25 West 208.8 feet; South 89-12 335.7 feet to the beginning corner and containing 4.63 acres, more or less.

This is the same piece, parcel or lot of land conveyed unto Jerry Lee Nichols by deed of Jack M. Allen and Ruth W. Allen by deed dated May 25, 1973 of record in the R.M.C. Office for Greenville County, S.C., in Deed Book 976, at Page 05.



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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