

State of South Carolina

County of Pickens

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20. S. C.  
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M.C. EASLEY

BOOK 1566 PAGE 882

Mortgage of Real Estate



THIS MORTGAGE made this 29th day of \_\_\_\_\_, 19 82,

by Nichols and Chapman Company, a General Partnership

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. BOX 404, Easley, S. C.

WITNESSETH:

THAT WHEREAS, Nichols and Chapman Company, a General Partnership is indebted to Mortgagee in the maximum principal sum of Fourteen Thousand and no/100 Dollars (\$ 14,000.00), which indebtedness is evidenced by the Note of Nichols and Chapman Company, a General Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ninety-one (91) days 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 situate, lying and being in Greenville County, Greenville Township, State of South Carolina and being known and designated as Lot No. 112 on plat of City View Subdivision, which plat is of record in the R.M.C. Office for Greenville County in Plat Book A, at Pages 460 and 461, reference to which plat is hereby made and said lot of land being more particularly described by metes and bounds according to plat prepared by Robert R. Spearman, Surveyor, for Nichols-Chapman, a General Partnership, dated March 25, 1982 and recorded in Plat Book 87, at Page 70 in the office of the R.M.C. Office for Greenville County, South Carolina, as follows, to-wit:

BEGINNING at a point on the East side of McDade Avenue, at the common front corner of the herein described lot and Lot 113; and running thence South 00-04 East along said East side of McDade Avenue 50.0 feet to a point at the joint corner of Lots 112 and 111; thence along the dividing line between Lots 111 and 112, South 89-50 East 148.43 feet to a point on the line of a certain 10' alley as shown on said plat; thence North 00-30 East, along the line of said alley 50.0 feet to a point, the joint corner of Lots 112 and 113; thence along the dividing line between Lots 112 and 113 North 89-50 West 148.92 feet to the point of BEGINNING.

This property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/ or on the premises and to any covenants, restrictions or zoning ordinances of the City of Greenville affecting such property as may appear of record.

This is the identical tract of land conveyed to Mortgagor herein named by deed from Thelma R. Trammell recorded in the office of the R.M.C. for Greenville County, S. C. in Deed Book 1167, at Page 222, ON 3/31/82

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STATE OF SOUTH CAROLINA  
SOUTHERN BANK & TRUST CO. COMMISSION  
DOCUMENTARY STAMP  
\$ 05.60  
MAY 21 1982

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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