

State of South Carolina

GREENVILLE S.C.
MAY 13 1982
EASLEY

BOOK 1570 PAGE 53
Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 13th day of May, 1982

by Nichols-Chapman Realtors, a S. C. 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, South Carolina

WITNESSETH:

THAT WHEREAS, Nichols-Chapman Realtors, a S.C. General Partnership
is indebted to Mortgagee in the maximum principal sum of Ten Thousand and no/100
Dollars (\$ 10,000.00), which indebtedness is
evidenced by the Note of Nichols-Chapman Realtors, a S.C. 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 (90) 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 certain piece, parcel or lot of land situate, lying and being in the State of
South Carolina, County of Greenville, and being shown and designated as Lot No. 196 on
Plat of Mills Mill, recorded in the R.M.C. Office for Greenville County, South Carolina
in Plat Book GG, at Pages 60-61 and being more particularly described according to plat
prepared by Robert R. Spearman, Surveyor, dated April 12, 1982, and recorded in Plat
Book 9-B, at Page 46 in the R.M.C. Office of Greenville County, South Carolina,
as having the following measurements and boundaries, to-wit:

BEGINNING at a point on the North side of Otis Street, the common front corner of the
herein described lot and Lot No. 195; thence running along the common line of the herein
described lot, Lots No. 195 and 194 North 13-42 West 180.4 feet to a point; thence run-
ning along the common line of the herein described lot and Lot No. 191 North 64-39 East
89.4 feet to a point; thence running along the common line of the herein described lot
and Lot No. 197 South 18-29 East 169.7 feet to a point on the North side of Otis Street;
thence running along the North side of Otis Street South 59-48 West 106.0 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, re-
strictions or zoning ordinances affecting such property as appear of record; and, spec-
ifically subject to those certain restrictions recorded in Deed Book 503, at Page 81, in
the R.M.C. Office for Greenville County, South Carolina.

This is the identical tract of land conveyed to Mortgagors herein named by deed of this
date from Lester D. Galbraith being recorded simultaneously herewith in the office of the
R.M.C. for Greenville County, S. C. in Deed Book 1166, at Page 358.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 4.00

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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