

State of South Carolina)
County of Greenville)
TANKERSLEY
R.M.C.

REC-1582 PAGE 446

Mortgage of Real Estate



THIS MORTGAGE made this 1st day of October, 19 82,

by Nichols-Chapman Realtors

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 404, Easley,
South Carolina, 29640

WITNESSETH:

THAT WHEREAS, Nichols-Chapman Realtors
is indebted to Mortgagee in the maximum principal sum of Seventeen Thousand and NO/100ths
Dollars (\$17,000.00), which indebtedness is
evidenced by the Note of _____ of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 12/30/82
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 \$ 17,000.00, 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, with all improvements
thereon, situate, lying and being in the State of South Carolina, County of
Greenville, on the Southern side of Fortner Street, near the City of
Greenville, being Lot 3 and the Eastern one-half of Lot 4, and the Western
rear one-third of Lot 8, of Block A, as shown on a plat of Sunny Slope,
recorded in Plat Book F, at Page 86, in the R.M.C; Office for Greenville
County, South Carolina, and further described as follows:

BEGINNING at a stake on the Southern side of Fortner Street, joint corner
of Lots 2 and 3, and running thence South 9-48 West 201 feet; more or
less, to stake in line of Lots 8 and 10; thence with line of said lots,
North 80-12 West 50 feet to joint rear corner of Lots 7, 8, 9 and 10;
thence with the rear line of Lots 7 and 8, North 9-48 East 51.6 feet to
the joint corner of Lots 3 and 4; thence along the rear line of Lot 4,
North 80-05 West 25 feet to a stake in center of rear line of Lot 4;
thence North 9-48 East 150 feet to a stake on the Southern side of Fortner
Street; thence with said street, South 80-05 East 75 feet to the BEGINNING
corner."

This being the same property conveyed unto the Mortgagor herein by deed
of C. E. Blankenship, Jr., as Trustee Under Agreement dated December 20,
1975, and recorded simultaneously herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
08.90

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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