

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 29th day of October, 1984

by Clyde E. Chapman

(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 29641

WITNESSETH:

THAT WHEREAS, Clyde E. Chapman

is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and no/100

Dollars (\$ 20,000.00), Which indebtedness is

evidenced by the Note of Clyde E. Chapman of even

date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 1/26/85

which is ninety days after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

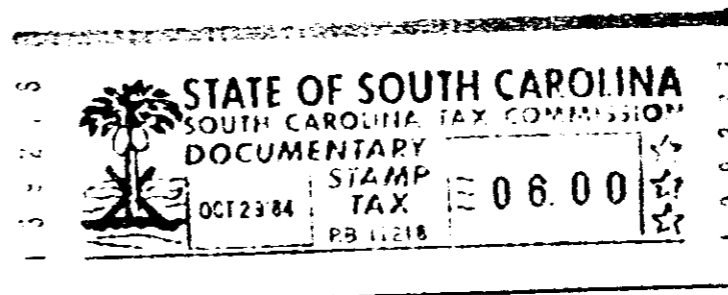
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 20,000.00 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 piece, parcel and lot of land lying and being in Monaghan Mill Village and being more particularly described as Lot No. 57, Section 2, as shown on a plat entitled Subdivision for Victor-Monaghan Mills, Greenville, South Carolina, made by Pickell & Pickell on December 20, 1948 and recorded in the RMC Office for Greenville County in Plat Book S at pages 179 through 181, inclusive, according to said plat the within described lot is also known as #12 Y.M.C.A. Street, and fronts thereon 99 feet.

This conveyance is made subject to all easements, rights of way, conditions and restrictions set forth in a deed of J. P. Stevens & Co., Inc. and recorded in Deed Book 382, at page 199 of the RMC Office for Greenville County, South Carolina.

The above described property is the same acquired by Mortgagor by deed of even date herewith.

Mortgagor's Address: 602 123 By-Pass
Easley, South Carolina 29641



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).