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DONNIE S. TANKERSLEY
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wayne A. Nichols and Mary B. Nichols,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Greenville, South Carolina,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Nine Thousand and Four Hundred and Fifty and 00/100 ------ Dollars ($ 9,450.00) due and payable according to the terms of the Note executed herewith;

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the western side of St. Mark's Road, about one mile north of Chick Springs, being known and designated as Lot No. 3 as shown on a plat prepared by H. L. Dunahoo, Surveyor, dated November 18, 1946, entitled "Property of John H. McConnell", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "Q", at page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of St. Mark's Road (designated on plat as hard-surface road) at the joint front corner of Lots Nos. 2 and 3 and running thence along the joint line of said lots S. 69-15 W. 179 feet to an iron pin; thence along the rear line of Lot No. 22 S. 14-05 E. 47.5 feet to an iron pin at the joint corner of Lots Nos. 3, 4, 21 and 22; thence with the line of Lot No. 4 in a northerly direction 181 feet to an iron pin on the western side of St. Mark's Road at the joint corner of Lots Nos. 3 and 4; thence with the western side of St. Mark's Road N. 17-20 W. 50 feet to the point of beginning."

ALSO:

"Lots Nos. 4, 5 and the northern part of Lot No. 6 of Property of John H. McConnell, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of St. Mark's Road at the joint front corner of Lots Nos. 4 and 3, and running thence along the line of Lot No. 3 in a westerly direction 181 feet to an iron pin in the rear corner of Lots Nos. 21 and 22; thence S. 14-05 E. 117.5 feet to an iron pin, which iron pin is situate 25 feet from the joint corner of Lots Nos. 6 and 7; thence through Lot No. 6 in an easterly direction on a new line, which line is parallel to and 25 feet north of the joint line of Lots Nos. 6 and 7, a distance of 181 feet, more or less, to a point on the western side of St. Mark's Road; thence N. 13 W. 125 feet to the point of beginning, and being the same property conveyed to Grantor in Deed Book 705, at page 185."

ALSO:

"Lots Nos. 7, 8 and 25 feet from Lot No. 6 of Property of John H. McConnell, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the margin of St. Mark's Road, joint corner of Lots Nos. 8 and 9 on said plat and running thence with the common line of Lots Nos. 8 and 9 about S. 74-15 W. 179 feet to an iron pin; thence with the rear line of Lots Nos. 17, 18 and 19 N. 14-05 W. 120 feet to a stake on the rear line of Lot No. 6, which stake is exactly 25 feet from the joint rear corner of Lots Nos. 6 and 7; thence a line through Lot No. 6 about N. 72-45 E. 181 feet, more or less, to a stake on the margin of St. Mark's Road; thence with the margin of St. Mark's Road S. 13-00 E. 125 feet to the beginning corner."

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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