

State of South Carolina

FILED GREENVILLE CO. S. C.

PLEASE PRINT

County of GREENVILLE

JUL 21 2 53 PM '78
JONNIE S. TAPHERSLEY
R.H.C.

Mortgage of Real Estate
BOOK 1439 PAGE 66

THIS MORTGAGE made this 21st day of July, 1978.

by ARTHUR J. CHULKAS and FAY CHULKAS

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA
(1322 W. POINSETT ST.
Greer, S.C.)

(hereinafter referred to as "Mortgagee"), whose address is 1322 Poinsett Street, Greer, S. C.

WITNESSETH:

THAT WHEREAS, ARTHUR J. CHULKAS and FAY CHULKAS
is indebted to Mortgagee in the maximum principal sum of TWENTY SIX THOUSAND, TEN AND 44/100
Dollars (\$ 26,010.44), which indebtedness is
evidenced by the Note of Arthus J. Chulkas and Fay Chulkas of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is twenty four months 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
\$ 26,010.44, plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys 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:

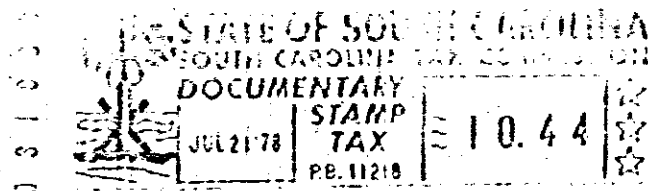
ALL that certain piece, parcel, or lot of land in the State of South
Carolina, County of Greenville, in Chick Springs Township, on the southern
side of the Super Highway (U. S. Highway 29) near the corporate limits of
the City of Greer, being more particularly described according to Plat,
captioned Property of Julius Switzer, by Dalton & Neves, June, 1958 as
follows:

BEGINNING at an iron pin on the southern side of the right of way of said
highway, corner of other property now of Ross, formerly belonging to John
B. League, and running thence with the line of that property, S. 30-19 E.
200 feet to an iron pin; thence with the line of property now of J. S.
Paget, formerly belonging to the C. L. King Estate, S. 66-14 W. 100 feet
to an iron pin; thence N. 29-29 W. 225.2 feet to an iron pin on the right
of way of said highway; thence with said right of way, N. 66-14 E. 57.5
feet to an iron pin; thence still with said right-of-way, S. 23-46 E. 25
feet to an iron pin; thence still with said right of way, N. 66-14 E. 42.5
feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors by deed of
Elayne W. Switzer to be recorded of even date herewith.

265

JUL 24 78 1161



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).