

State of South Carolina

County of GREENVILLE

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BANKERS TRUST OF SOUTH CAROLINA
R.H.C.

Mortgage of Real Estate

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THIS MORTGAGE made this 5th day of March, 1981

by ARTHUR CHULKAS and FAY CHULKAS

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

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

WITNESSETH:

ARTHUR CHULKAS and FAY CHULKAS,

THAT WHEREAS,

is indebted to Mortgagee in the maximum principal sum of Eighteen Thousand, Seven and 24/100ths Dollars (\$ 18,007.24), which indebtedness is

evidenced by the Note of Arthur 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 twelve 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 \$ 18,007.24, 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 entitled, "Property of Julius Switzer, by Dalton & Neves, dated June, 1958 and having according to said plat, the following metes and bounds, to-wit:

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 belongint 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 recorded in Deed Book 1083 at Page 712, on July 24, 1978 in the RMC Office for Greenville County.

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