



County of

GREENVILLE

SEP 30 11 50 AM '81

JOHN L. HANKERSLEY )  
R.M.C.

THIS MORTGAGE made this 23rd day of September, 1981,

by George D. Nicholson and Freddie M. Nicholson

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

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville, South Carolina

## WITNESSETH:

George D. Nicholson and Freddie M. Nicholson

THAT WHEREAS, George D. Nicholson and Freddie M. Nicholson is indebted to Mortgagee in the maximum principal sum of Thirteen Thousand Three Hundred Fifteen and 20/100-- Dollars (\$13,315.20), which indebtedness is evidenced by the Note of George D. Nicholson and Freddie M. Nicholson of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is sixty (60) 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 \$ 8,000.00, 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 or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Micrin Drive and being known and designated as Lot 54, Block C on a plat of a subdivision entitled Oakvale Terrace recorded in the R.M.C. Office for Greenville County in Plat Book M, Page 151 and having, according to said plat, the following metes and bounds, to-wit:

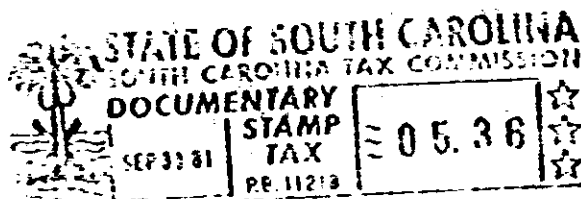
BEGINNING at an iron pin on the northern side of Micrin Drive, joint front corner of Lots Nos. 53 and 54 and running thence with the common line of said lots N. 18-30 E., 200 feet to an iron pin thence across the rear line of Lot No. 54 S. 72-45 E., 100 feet to an iron pin; thence with the common line of Lots Nos. 54 and 55 S. 18-30 W., 194.7 feet to an iron pin on the northern side of Micrin Drive; thence with the northern side of said Drive N. 78-50 W., 50 feet to an iron pin; thence continuing N. 72-45 W., 50 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of C. C. Joyner recorded in the R.M.C. Office for Greenville County on October 4, 1967, in Deed Book 830, Page 118.

This mortgage is junior in lien to that certain mortgage executed in favor of United Mortgage Servicing Corporation recorded in the R.M.C. Office for Greenville County on October 4, 1967, in R. E. Mortgage Book 1071, Page 297.

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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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