

State of South Carolina

1557 912

OFFICE OF THE CLERK OF COURT

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 17 day of November 19 81

by Leon N. Chapman

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 608, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Leon Chapman d/b/a Leon Chapman Package Store is indebted to Mortgagee in the maximum principal sum of Eighteen thousand and no/100 Dollars (\$ 18,000.00), which indebtedness is evidenced by the Note of Leon Chapman d/b/a Leon Chapman Package Store of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 96 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 \$ 18,000.00 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 located in the County of Greenville, State of South Carolina in Cleveland Township at River Falls located on the northern side of the Middle Saluda River and having, according to a plat of Property of J. C. Hill, Dated February 16, 1967, and recorded in the RMC Office for Greenville County in Plat Book VVV at Page 107, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the river, which iron pin is situate approximately 82 feet from the bridge over the river and running thence N. 23-05 E. 56.2 feet to the southeastern side of a private road; thence along the said private road, N. 69-20 E. 179.1 feet thence S. 53-20 E. 77.4 feet; thence S. 32-10 W. 200 feet to a point in the center of Middle Saluda River; thence up the center of the river in a northeasterly direction 170 feet to the point of beginning.

ALSO all that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina in Cleveland Township at River Falls and adjoining the above-described property and located on the northern side of Saluda River and having, according to a plat of property of Bob Severson said plat being recorded in the RMC Office for Greenville County in Plat Book MMM at Page 137 the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Property now or formerly belonging to Varner on an unnamed county road and running thence along the center of said road, N. 69-20 E. 136.1 feet; thence N. 23 E. 7.5 feet; thence N. 7 E. 80.7 feet; thence N. 32-45 E. 62 feet; thence N. 60 W. 72.2 feet to an iron pin on the road at the corner of Property now or formerly belonging to Varner; thence S. 31-10 W. 64.7 feet; thence S. 53-30 W. 81.7 feet; thence S. 5-40 W. 118.8 feet to the beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Albert J. Kelley, said deed being dated May 8, 1973 and recorded in the RMC Office for Greenville County in Deed Book 974 at Page 178.

ALL that certin piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of

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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DOCUMENTARY STAMP

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