

FILED
GREENVILLE CO. S.C.
State of South Carolina)
MAR 23 3 06 PM '82
County of GREENVILLE)
DANN S. TANKERSLEY)
R.H.C.

BOOK 1566 PAGE 302

Mortgage of Real Estate



THIS MORTGAGE made this 23rd day of March, 19 82,
by George H. Kohler, Jr.

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329, Greenville, South
Carolina 29602

WITNESSETH:

THAT WHEREAS, George H. Kohler, Jr.
is indebted to Mortgagee in the maximum principal sum of Five Thousand and 00/100ths
Dollars (\$ 5,000.00), which indebtedness is
evidenced by the Note of George H. Kohler, Jr. of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is March 23, 1986 after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

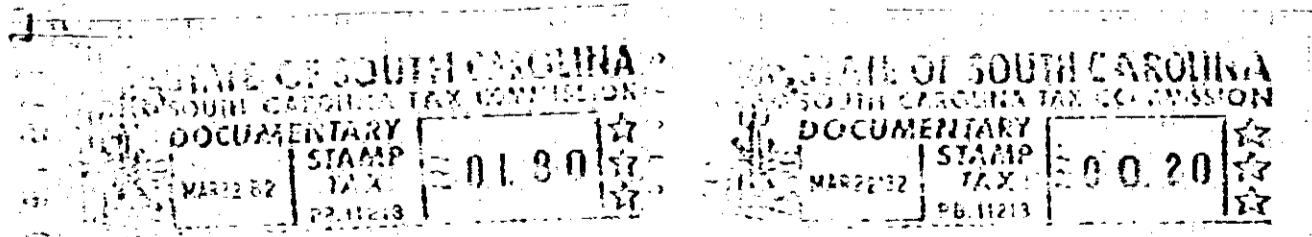
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate 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 \$ 5,000.00 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 easterly side of
Pauline Street, in Chick Springs Township, having the following metes
and bounds according to a plat prepared by H. S. Brockman, Registered
Surveyor, December 10, 1959:

BEGINNING at an iron pin on the easterly side of Pauline Street at
joint corner of properties of G. D. Collier and Southern Bleachery and
running thence along Pauline Street, N 10-42 W 80 feet; thence further
along said Pauline Street, N 12-28 E 75 feet to an iron pin; thence
continuing on Pauline Street, N 20-42 E 68 feet to an iron pin at
corner of Barbare (or formerly) property; thence along the lines of
property of Barbare and Woodall (or formerly), S 16-59 E 241.2 feet to
an iron pin on the line of the property of Southern Bleachery; thence
along said line, N 80-30 W 98.5 feet to an iron pin on the easterly
side of Pauline Street, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein
by Deed of Ray T. & Judy P. Batdorf, as recorded in the RMC Office for
Greenville County, South Carolina, in Deed Book 1023, Page 627, on
September 3, 1975.

This mortgage is second and junior in lien to that certain note and
mortgage given to North Carolina National Bank as recorded in the RMC
Office for Greenville County, South Carolina in Mortgage Book 1347,
Page 782 on September 3, 1975.



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);