

State of South Carolina

FILED
GREENVILLE CO. S. C.

Mortgage of Real Estate

5

County of Greenville

MAR 4 2 01 PM '83

THIS MORTGAGE made this 4th day of R.M.C. 19 83

DONNIE S. TANNERSBY ch

by Clyde E. Chapman(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 404, Easley, South Carolina 29640

WITNESSETH:

THAT WHEREAS, Clyde E. Chapman
is indebted to Mortgagee in the maximum principal sum of Seventeen Thousand and no/100
Dollars (\$ 17,000.00). Which indebtedness is
evidenced by the Note of Clyde E. Chapman of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of
which is ninety (90) days after the date hereof) the terms of said Note and any agreement modifying it
are incorporated herein by reference.

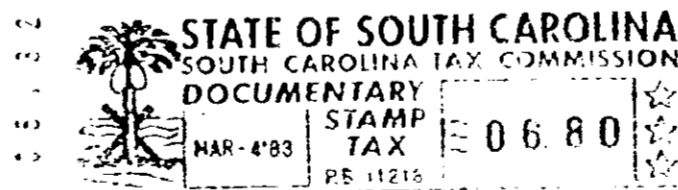
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ _____, 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 in Greenville County, South Carolina, being known and designated as Lot 94, Section I, shown on a plat entitled "Subdivision for Victor-Monaghan Mills," made by Pickell and Pickell, Engineers, December 20, 1948, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "S", at Page 178, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the East side of Haynesworth Street at the joint front corners of Lots 94 and 95, and running thence with a line of Lot 95 South 82-11 East 94.91 feet to an iron pin; thence North 5-58 East 56 feet to an iron pin at the joint rear corners of Lots 93 and 94; thence with a line of Lot 93 North 82-11 West 94.2 feet to an iron pin on the East side of Haynesworth Street; thence with the East side of said street South 6-39 West 56 feet to the point of BEGINNING.

This property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any covenants, restrictions or zoning ordinances affecting such property as appear of record. This property is specifically subject to those certain restrictions recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 382 at Page 58.

This is the same acquired by the Mortgagor by deed of this date from William V. Nix, Henry J. Nix, Woodrow B. Nix, Louise N. Gaillard and Martha Ann Langley and being recorded simultaneously herewith in the office of the R.M.C. for Greenville County, S.C. in Deed Book 1183, at Page 724.



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):