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Pay to: Mr. K. S. Nuges  
Center City, Inc.  
P.O. Drawer 2567  
304 N. Church St.  
Greenville, S.C.

VOL 1695 PAGE 907

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

DEC 27 9 49 AM '84

THIS MORTGAGE made this 21<sup>st</sup> day of December, 1984

by N. Barton Tuck, Jr. R.M.C. Center City, Inc.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO. (hereinafter referred to as "Mortgagee"), whose address is P. O. Drawer 2567, 304 N. Church St. Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Mortgagor is indebted to Mortgagee in the maximum principal sum of One Hundred Twenty Thousand and No/100 Dollars (\$ 120,000.00 ). Which indebtedness is evidenced by the Note of Mortgagor of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of Dec. 21, 1984 which is six years 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 \$ 120,000 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 certain piece, parcel or tract of land lying and situate in the County of Greenville near the City of Greenville, South Carolina near Lowood Land in the Chanticleer Subdivision, being more particularly described according to a plat entitled, "Property of Chanticleer Real Estate, Inc. near Greenville, Greenville County, S. C." by Webb Surveying and Mapping Company dated December, 1984, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin at the southwesterly corner of Lot 224 of Chanticleer Section VII and running thence across the end of an unnamed street S. 23-15-14 E. 59.15 feet to an iron pin; turning and running thence N. 81-43-37 W. 171.19 feet to an iron pin; thence along a curve to the right with a radius of 50 feet the cord of which is S. 67-59-59 W. 50 feet; continuing along this curve the cord of which is N. 55-05-37 W. 44.95 feet to an iron pin in a twin water oak; thence S. 61-21-59 W. 139.76 feet to an iron pin; thence N. 38-19-31 W. 192.38 feet to an iron pin; thence N. 40-01-28 E. 35 feet to an iron pin; thence N. 48-01-31 E. 111.55 feet to an iron pin; thence N. 65-28-49 E. 115.06 feet to an iron pin; thence N. 78-53-06 E. 123.01 feet to an iron pin; thence N. 89-03-39 E. 137.89 feet to an iron pin on the rear property line of Lot 225 of Chanticleer Section VII; thence along the joint property line with Lot 225 S. 10-08-31 E. 109.55 feet to an iron pin on the rear corner of Lot 224; thence along the joint property line with Lot 224 S. 7-34-05 W. 129.57 feet to an iron pin, the point of beginning.

Subject to existing easements, restrictions, and rights-of-way, specifically including, but not limited to those shown on the above-referred plat, upon or affecting said property.

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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);

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
DEC 27 1984  
36.00  
PB. 11218

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S.O.C.C.D.

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