

RECORDING
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GREENVILLE CO. S. C.

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REC-1358 MAR 8 1976

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.H.C. MORTGAGE OF REAL ESTATE

Whereas, Eugene C. Capps

of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to TranSouth Financial Corporation, Greenville, S. C.,
a corporation organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee, as
evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference

in the principal sum of *Forty Three Hundred Twenty & No/100***** Dollars (\$4320.00),
and,

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his succes-
sor in title, at any time before the cancellation of this mortgage, which additional advance(s) shall be evidenced by the
Note(s) or Additional Advance Agreement(s) of the Mortgagor, shall bear such maturity date and other provisions as
may be mutually agreeable, which additional advances, plus interest thereon, attorneys' fees and Court costs shall stand
secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing
indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of

Ten Thousand Three Hundred Twenty Five & No/100** Dollars (\$ 10,325.00),
plus interest thereon, attorneys' fees and Court costs.

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment
thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand
well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell,
assign, and release unto the Mortgagee, its successors and assigns the following-described property:

All that certain piece, parcel or lot of land situate, lying and being in the State and
County aforesaid, Saluda Township, about 15 miles North of Greenville, S. C., lying on the
South side of the Pickens Road, and being a part of the same tract conveyed to Conway Groce
by deed of Reuben Gosnell, said deed recorded in the Office of the R.M.C. for Greenville
County in Deed Book 263, at page 125, and having the following courses and distances to wit:

Beginning on stake in the center of Pickens Road, joint corner of the Starey lands and runs
thence with the common line of Starey and this plat S. 10-45 W. 721 feet to an iron pin
on the said line and joint corner of the Gosnell tract, thence with the common line of
Gosnell S. 80-37, 350 feet to a stake on the said line, thence a new line, N. 60-28 E., 690'
this line calculated to a point in the said Pickens Road, thence with the said road N. 75-00 W.
300 feet to the beginning, containing 5.1 acres.



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