

Post Office Box 2332
Greenville, South Carolina

BOOK 1492 PAGE 877

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

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DONNIE BANKERSLEY
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Whereas, Charles Hughes and Joyce Hughes

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

indebted to Transouth Financial Corporation, 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 Three Thousand Three Hundred Eight and 75/100 Dollars (\$ 3,308.75), with interest as specified in said note.

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor 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

Twenty-Five Thousand and No/100--- Dollars (\$ 25,000.00), 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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 16 on plat of "Property of T. T. Link", said plat being recorded in the RMC Office for Greenville County in Plat Book D, at page 248, and having the following courses and distances:

BEGINNING at an iron pin on the eastern side of Linnet Street, formerly known as Link Street, and running along the joint line of Lots 16 and 15, N. 83-22 W., 166.2 feet to an iron pin at the rear of said lots; thence along the rear line of Lot 16, S. 06 38 W., 90 feet to an iron pin at the rear corner of Lots 16 and 17; thence along the joint line of said lots, S. 83-22 E., 166.5 feet to an iron pin on Linnet Street; thence along said Linnet Street, N. 06-38 E., 90 feet to the beginning point.

ALSO: All that piece, parcel or lot of land on the eastern side of Lot 16 having the following courses and distances: Beginning at an iron pin on the northeastern corner of Lot 16 and running thence with the line of Lot 16, S. 06-38 W., 60.0 feet; thence S. 83-22 E., 15.0 feet; thence N. 06-38 E., 60 feet; thence N. 83-22 W. 15.0 feet to the point of beginning and being the western one-half of a proposed street known as Link Street Extension which was never opened.

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