

TranSouth  
P.O. Box 488  
Mauldin, S.C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JAN 31 3 48 PM '77

ANNIE S. TANKERSLEY  
R.H.C.

YOUNTS, SPIVEY & GROSS

BOOK 1388 PAGE 249

MORTGAGE OF REAL ESTATE

Whereas, William D. Grant

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

Four Thousand Four Hundred Twenty-Five

in the principal sum of and 67/100 Dollars (\$ 4,425.67), and,

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

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Ten Thousand Three Hundred Twenty-Five and 00/100 Dollars (\$ 10,325.00) plus interest thereon, attorneys' fees and Court costs.

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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 in Oaklawn Township, Greenville County, State of South Carolina, with the following metes and bounds, courses and distances, containing 15.0 acres, more or less.

BEGINNING at a stone marker at the Northwestern corner of said property, the said stone being also the Southwestern corner marker of property owned by Carvin Grant, thence N. 50-41 E. 1990.0 feet to an iron pin that is located on the Southern boundary of property owned by Barbara Grant Vaughn, thence S. 16-55 E. 642.86 feet to an old stone marker that is located on the Northern boundary of property owned by Virginia Mfg. Co., thence S. 66-34 W. 1843.86 feet to an old stone marker that borders on the property of Mrs. Hudson and the property of Mrs. Ross, thence N. 20-48 W. 94.0 feet to the stone marker that is the point of beginning.

William D. Grant, heirs and assigns have a perpetual easement to their property, from the nearest main road, through the lots created from the estate of Pearl Waldrop Grant.

This is the identical property conveyed to the above named mortgagor by deed of James W. Grant and Jean Grant Thompson recorded in the R.M.C. Office for Greenville County in Deed Book 1042 at page 951 on 9/16/76.

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