

Transouth Financial Coy.
P.O. Box 458
Mauldin, S.C. 29662

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1392 PAGE 772

MORTGAGE OF REAL ESTATE

JUNTS, SPIVEY & CROSS

Whereas, JAMES P. CLYDE AND MARTHA CLYDE

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

indebted to TRANSCOUTH 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

Eight Thousand Two Hundred Ninety-Eight
in the principal sum of and 14/100 Dollars (\$ 8,298.14),
and, with interest as specified on 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 00/100-- 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 and being near the Village of Mauldin, County and State aforesaid containing one acre more or less and being known and designated as Lot #4 on a plat of property of J. W. Clyde as made by W. J. Riddle, Surveyor on April, 1947. Said lot of land begins in the center of a County road on northeast boundary of J.W. Clyde's line and runs thence along line of Clyde property and other property lying to the east of his line N. 44-45 W. 209 feet to corner on Lot 5 of Clyde's land; thence along line of Lot #5 S. 5-30 W. 209 feet to corner of Lot #3 on Clyde's land; thence along dividing line of Lots 3&4 S. 44-45 E. 209 feet to corner in center of County road; thence along center of said County road N. 50-30 E. 209 feet to beginning corner.

This is identical property conveyed to above mortgagors by deed of John W. Clyde on record in RMC Office for Greenville County in Book 339 at page 77 on 2/21/48
ALSO: ALL that piece, parcel or tract of land in the State of South Carolina, County of Greenville, in the Town of Mauldin, containing .89 acres, bounded on northwest by land of James Tate, on northeast by land of Ida Burdette, on southeast by tract #4, on southwest by tract #3A, known and identified by as Lot #4A on plat of J.W. Riddle, Surveyor, dated April, 1947 and according to said plat being described as follows: BEGINNING at a point, common corner of lot herein conveyed and lot 3A and running thence along line of Lot 3A S. 44-45 E. 189.6 feet; running thence along line of Lot #3 N. 50-21 E. 209 feet; thence with land of Ida Burdette N. 44-45 W. 181.3 feet; thence with land of James Tate S. 52-38 W. 209.5 feet to beginning corner.

(DESCRIPTION CONTINUED ON NEXT PAGE)

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