

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA DONNIE S. TANKERSLEY  
COUNTY OF GREENVILLE R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, I, GRACIE MAE FOSTER

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 SIXTY & NO/100 Dollars (\$ 3,360.00), 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

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 piece, parcel or lot of land situate, lying and being in the State and County aforesaid, O'Neal Township, about four miles northwest from Greer, lying on the eastern side of a cross country road that leads from the Buncombe Road to Jubilee Baptist Church, by way of Jubilee School House in Double Springs School District, being shown as a part of Lot #24, as shown on plat of property of J. E. Brookshire Estate made by H. L. Dunahoo, Surveyor, September 23, 1946, and being carved out of the northeastern corner of said Lot #24, and having the following courses and distances:

BEGINNING at an iron pin on the eastern side of said road, joint corner of John F. Foster lot, and running thence with the line of the John F. Foster lot, S. 76-45 E. 114 feet to an iron pin, joint corner of John F. Foster lot and also joint corner of the rear portion of said Lot #24, which was conveyed by another deed from Butler Greer to John F. Foster; thence with the line of the rear portion of Lot #24, N. 34-00 E. 109.8 feet to an iron pin on the northern line of said Lot #24; thence with the northern line of said lot, N. 77-00 W. 204 feet to an iron pin on the eastern side of said road; thence with the eastern side of said road, S. 34 W. 114 feet to the beginning, corner, containing 1/2 acres, more or less and being the same property conveyed to Robert Foster and Grace Foster by deed dated January 9, 1961.

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