

TRANSOUTH FINANCIAL CORP.
P.O. BOX 488
MAULDIN, SC 29662

FILED
GREENVILLE CO. S. C.

YOUNTS, SPIVEY & GROSS
205 N. MAIN STREET
MAULDIN, SC 29662

MAY 11 1 37 PM '71

BOOK 1431 PAGE 73

STATE OF SOUTH CAROLINA

DONNIE } S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

Whereas, ANNA GRACE FOWLER

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 Four Thousand Six Hundred Eight and 10/100----- Dollars (\$ 4,608.10), 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, being and situate in the County and State aforesaid and in the Town of Fountain Inn, in the Subdivision known as Friendship Heights, plat of the same prepared by W. N. Willis, Engineer, dated May 30, 1960, said lot designated and known as #11 in Section B and having according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin in the western edge of Hellams Street, joint front corner with Lot #12 on said street; thence with the joint line of said Lot #12 N. 86-30 W. 206.6 ft. to an iron pin on the back line of Lot #16; thence with the joint line of said Lot #16 N. 32-00 W. 59.7 ft. to an iron pin, corner on back line of Lot #16 and back line of Lot #6; thence with the joint line of said Lot #6 N. 42-45 E. 40.9 ft. to an iron pin, back joint corner with Lot #6, on back line of the same and joint back corner with Lot #10; thence with the joint line of said Lot #10 S. 86-30 E. 215.5 ft. to an iron pin in the western edge of Hellams Street, joint corner with Lot #10; thence with said Hellams Street S. 3-30 W. 80 ft. to an iron pin, the point of beginning and backed by Lots Nos. 12, 16, 6 & 10 and Hellams Street.

This is the identical property conveyed to the above mortgagor by deed of Sarah A. Patton recorded in the RMC Office for Greenville County in Deed Book 917 at Page 68 on 6/2/71.

DESCRIPTION CONTINUED ON NEXT PAGE...

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