

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

FILED
GREENVILLE CO. S. C.

H. MICHAEL SPIVEY
P.O. BOX 809

FEB 6 12 22 PM '77

MAULDIN, SC 29662

BOOK 1457 PAGE 59

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, HAROLD K. AND JUDY K. GOWAN

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

SIX THOUSAND SEVEN HUNDRED NINETY-

in the principal sum of FIVE AND ~~00/100~~ -----Dollars (\$ ~~5,000.00~~),

with interest as specified in said note

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successors 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, on the eastern side of Muirwood Drive, being known and designated as Lot No. 30 on a plat of Section IV, Knollwood Heights, recorded in the RMC Office for Greenville County in Plat Book 4N at Page 74, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Kingsley Drive, joint frong corner of Lots 30 and 29, and running thence with the line of Lot 29, S. 3-56 E. 220.5 feet to an iron pin; thence S. 73-27 E. 251.4 feet to an iron pin on line of R. V. Chandler, Jr. property; thence N. 14-08 W. 4.5 feet to a point on the southern side of Muirwood Drive; thence with said Muirwood Drive N. 52-49 E. 312.3 feet to an iron pin at the intersection with Kingsley Drive; thence with the southern side of said Kingsley Drive, N. 63-50 E. 42.9 feet to an iron pin, the point of beginning.

This is the same property conveyed to the above Mortgagors by deed of George O'Shields Builders, Inc. recorded in the RMC Office for Greenville County in Deed Book 1065 at Page 569 on 8/26/77.

DESCRIPTION CONTINUED ON REVERSE...

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