

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED MORTGAGE OF REAL ESTATE
CO. S. C.
FEB 22 3 16 PM '82
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Whereas, Mark E. Coburn and Deborah F. Coburn

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

indebted to TranSouth Financial Corporation P.O. Box 2332, Greenville SC. 29602
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 Fifteen Thousand Two Hundred Sixty-Two and 08/100 Dollars (\$ 15,262.08),
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 those pieces, parcels or lots of land situate, lying and being in Ward One of the City of Greenville, County of Greenville, State of South Carolina, being located on Hampton Avenue, between Butler Avenue and Hudson Street, and having the following metes and bounds, to-wit:

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TRACT 1: BEGINNING at the corner of a stone wall on the south side of Hampton Avenue and running thence S. 50-12 E. 54.3 feet to an iron pin; thence S. 39-45 W. 150 feet to an iron pin on alley; thence along the side of said alley N. 55-12 . 55 feet to an iron pin; thence N. 40 E. 150 feet to the beginning corner.

TRACT 2: BEGINNING at a stake on the southwesterly side of Hampton Avenue at corner of lot now or formerly of Waddill, and running thence along line of Waddill, 150 feet to a stake; thence on a line parallel with, and 150 feet from Hampton Avenue, 65 feet to a stake at corner of lot now or formerly of Donaldson, thence along easterly line of Donaldson lot, 150 feet to a point on the southwesterly side of Hampton Avenue; thence along Hampton Avenue 65 feet to the point of beginning.

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