

Post Office Box 6547
Greenville, SC 29606

Revolving Loan 39-3028 (7/84)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

This Mortgage made and entered into between Juanita W. Bridges, hereinafter called Mortgagor, and TranSouth Financial Corporation, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee.

In consideration of an initial advance in the amount of Seven Thousand Eight Hundred and No/100 Dollars (\$ 7,800.00), the receipt of which is hereby acknowledged, and in order to better secure the prompt repayment of same, together with finance charges calculated in accordance with the terms of that certain Revolving Loan Agreement between Mortgagor and Mortgagee dated November 12, 1984, and by reference made a part hereof, as well as to secure the repayment of any future additional advances made in accordance with the terms of said Revolving Loan Agreement (provided, however, that the maximum principal indebtedness hereunder shall not exceed \$ 50,000.00, together with interest thereon, and any disbursements made by the Mortgagee for the payment of taxes, levies or insurance on the property encumbered hereby, with interest on such disbursements), Mortgagor 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 on the western side of Churchill Circle, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 233 of a subdivision known as Augusta Acres, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 201 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Churchill Circle at the joint front corner of Lots Nos. 233 and 234, and running thence with the joint line of said lots S. 64-05 W. 218.5 feet to an iron pin in the joint rear corner of said lots in the rear line of Lot No. 253; thence with the rear line of Lot No. 253 N. 29-50 W. 70 feet to an iron pin in the joint rear corner of Lots Nos. 232 and 233; thence with the joint line of said lots N. 42-38 E. 210.4 feet to an iron pin in the western side of Churchill Circle at the joint front corner of said lots; thence with the western side of Churchill Circle as follows: S. 41-59 E. 77.4 feet to an iron pin, and thence S. 30-44 E. 76.2 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagor herein and William E. Bridges by deed of Harry S. Abrams dated June 29, 1970, and recorded in the R.M.C. Office for Greenville County in Deed Book 893 at Page 174. The Mortgagor later inherited the within property from the said William E. Bridges.

THIS mortgage is junior in lien to that certain note and mortgage heretofore executed unto Collateral Investment Company in the original amount of \$17,900.00, recorded in Mortgage Book 1159 at Page 229.

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