

Post Office Box 2332
Greenville, South Carolina 29602

VOL 1410 PAGE 019

STATE OF SOUTH CAROLINA GREENVILLE COUNTY S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

FILED
31 PM '79
DONNIE HERRSLEY

Whereas, J. Nathan Herring and Anne W. Herring

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 Nine thousand two hundred seventy-seven and 83/100 Dollars (\$ 9,277.83), 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 certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the Southerly side of East Woodburn Drive, near the City of Greenville, South Carolina, being designated as Lot No. 72 on plat of Seven Oaks as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of East Woodburn Drive, joint front corner of Lots 71 and 72 and running thence along the common line of said Lots S. 33-20 E. 150 feet to an iron pin; thence with the rear line of Lot 54 S. 56-40 W. 110 feet to an iron pin, joint rear corner of Lots 72 and 73; thence along the common line of said Lots N. 22-41 W. 156.9 feet to an iron pin on the Southerly side of East Woodburn Drive; thence along said Drive N. 59-39 E. 81.1 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Douglas W. Pittman and Theryl M. Pittman dated March 15, 1978, recorded March 15, 1978, in Deed Book 1075 at Page 334.

This Mortgage is junior in lien to that certain Note and Mortgage heretofore executed unto South Carolina Federal Savings and Loan Association, recorded in Mortgage Book 1426 at Page 19 in the original amount of \$45,560.00.

COPIES 1 AUG 10 79 1324 A M C C T

06190

4328 RV-2