

Post Office Box 2332
Greenville, South Carolina 29602

BOOK 1504 PAGE 1

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE FILED
1981 11 30 PM '80
DONN...
K.M.C.
MORTGAGE OF REAL ESTATE
WILKINSON
K.M.C.

Whereas, Brody D. Sexton

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 Seven Thousand Seven Hundred Fifty-One and 05/100 Dollars (\$ 7,751.05), 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:

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ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, in Monaghan Mill Village, being known and designated as Lot No. 11, Section III, plat recorded in Plat Book S at Pages 179-181, R.M.C. Office for Greenville County, and having the following metes and bounds:

1338

BEGINNING at an iron pin on the Southern side of Poe Street, front corner of Lots Nos. 10 and 11, thence with said Lots S. 10-42 W. 94.4 feet to an iron pin on the Northern side of 15 foot alley; thence along said alley N. 79-06 W. 76 feet to an iron pin; thence N. 10-42 E. 94.1 feet to an iron pin on said Street; thence with said Street S. 79-30 E. 78 feet to the beginning.

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This is the identical property conveyed to the Mortgagor herein by Frank P. McGowan, Jr., Master, by Deed dated August 21, 1970, recorded in Deed Book 896 at Pages 584-586.

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