

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
FEB 6 3 35 PM '74  
DONNA S. TANKERSLEY  
P.M.C.

BOOK 1301 PAGE 251

MORTGAGE OF REAL ESTATE

Whereas, Jerry G. Grills and Doris N. Grills

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

indebted to Transouth Financial Corporation, Mauldin, South Carolina,  
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 Five Hundred Sixty & 00/100 Dollars (\$ 7,560.00),  
and,

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

Ten Thousand, Three Hundred Twenty Five and 00/100 Dollars (\$ 10,325.00),  
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 situate in the State of South Carolina, County of Greenville, on the Western side of Avon Drive being known and designated as Lot #75 as shown on a Plat of Avon Park recorded in the RMC Office for Greenville County in Plat Book KK at Page 71 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Avon Drive at the joint front corner of Lots #75 and #76 and running thence with the common line of said lots N. 84-18 W. 175 ft. to an iron pin; thence running N. 5-42 E. 123 ft. to an iron pin at the joint rear corner of Lots #73 and #75; thence with the common line of Lots #73, #74 and #75 S. 74-07 E. 185.2 ft. to an iron pin on the Western side of Avon Drive; thence with the line of said Avon Drive S. 10-19 W. 90.4 ft. to an iron pin at the point of Beginning.

This is the identical property conveyed to the Mortgagors herein by Deed recorded in the RMC Office for Greenville County in Deed Book 959 at Page 304.

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