

Younts, Reese & Cofield

BOOK 1303 PAGE 345

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

FILED
MAR 5 4 19 PM '74

DONNIE S. TANKERSLEY
R.H.C.

Whereas, JAMES P. CLYDE

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

No/100

in the principal sum of Nine Thousand Seven Hundred Twenty and Dollars (\$ 9,720.00),
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 No/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 lot of land in the County of Greenville, Town of Mauldin on the northwestern side of Pelham Road (also known as East Butler Avenue), and shown as Lots 4 and 4A on a plat recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 146, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin in the center of Pelham Road, at the corner of property, now or formerly of Ida Burdette, and running thence N. 44-45 W. 390.3 feet to an iron pin; thence S. 52-38 W. 209.5 feet to an iron pin; thence along property now or formerly of Ben Clyde's S. 44-45 E. 398.6 feet to an iron pin in the center of said road; thence with said road N. 50-30 E. 209 feet to the point of beginning.

This is the same property conveyed unto the Mortgagor herein by deed recorded in Deed Book 537, at page 517 and Deed Book 339, at page 77.

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