

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
MAR 11 3 27 PM '74
DONNIE S. TANKERSLEY
R.M.C.

Whereas, ARTHUR H. DELANY

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 Ten Thousand Three Hundred Twenty and Dollars (\$ 10,320.00),
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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of Lavinia Avenue, in the City of Greenville, South Carolina, being shown as Lot No. 31, on plat of Rowley Place as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book C, page 5 and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the northeasterly side of Lavinia Avenue, at a point 120 feet north of the northeasterly corner of the intersection of said avenue and East Avenue, said pin being the joint front corner of Lots 30 and 31 and running thence along the common line of said lots N. 80-57 E. 159 feet to an iron pin in the line of a ten-foot alley; thence, N. 21-28 W. 80 feet to an iron pin, joint rear corner of lots 31 and 32; thence, with the common line of said lots S. 73-54 W. 155.6 feet to an iron pin on the northeasterly side of Lavinia Avenue; thence, with the northeasterly side of Lavinia Avenue S. 21-45 E. 60 feet to the beginning corner.

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