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GREENVILLE CO. S. C.

BOOK 1309 PAGE 783

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

9 2 14 PM '77  
LORIE S. TANKERSLEY  
REC.

MORTGAGE OF REAL ESTATE

Whereas, BOB L. CATHCART and BARBARA P. CATHCART

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 lot of land situate on the Northeast side of Mitchell Road (formerly Hudson Road) near the City of Greenville, in Greenville City, State of South Carolina, and more particularly shown on a Plat made by H. C. Clarkson, Jr. dated July 18, 1966 and recorded in the R.M.C. Office for Greenville County in Plat Book MMM at Page 30, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of intersection of Mitchell Road with Red Oak Drive and runs thence along the center of Red Oak Drive N. 76-08 E. 250.3 ft. to a point in Red Oak Drive; thence S. 49-52 E. 200 ft. to an iron pin; thence S. 40-08 W. 173 ft. to a point in the center of Mitchell Road; thence along the line of the center of Mitchell Road N. 61-52 W. 164.9 ft. to an iron pin; thence still along with Mitchell Road N. 48-22 W. 186 ft. to the Beginning Corner.

It is understood and agreed that this mortgage is junior and second in lien to that of Cameron-Brown Company recorded in the RMC Office for Greenville County in Mortgage Book 1036, Page 487, dated July 27, 1966 in the amount of \$13,700.00

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