

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

JUL 24 12 22 PM '74  
DONNIE S. TANKERSLEY  
R.M.C.

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MORTGAGE OF REAL ESTATE

Whereas, S. L. HIPPS

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 Fourteen Thousand three hundred thirteen and 60/100 Dollars (\$ 14,313.60),  
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

Fourteen Thousand Three Hundred Thirteen and 60/100 Dollars (\$ 14,313.60),  
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 lying, being and situate and located on the Southerly side of a road running Westerly from Burdette Road and having according to a Plat entitled "Survey for R. F. Hipps" prepared by John Woods dated 3/10/72, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of a paved road which nail and cap is located 1,460 ft. more or less from Burdette Road and thence running S. 12-38 W. 583.1 ft. to an old iron pin; thence along the property of James L. Snow N. 64-08 W. 276.5 ft. to an iron pin on the bank of a branch; thence with the branch as the line, traverse line of which is N. 12-37 E. 501 ft. to an iron pin in a dirt road; thence with the center of said dirt road S. 81-22 E. 270 ft. to the Beginning Corner.



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