

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

3:58 PM FILED
GREENVILLE CO. S.C.

APR 17 4 25 PM '81
CLERK OF COURTS
GREENVILLE, S.C.

BOOK 1331 PAGE 643

MORTGAGE OF REAL ESTATE

Whereas, Dennis E. Neves

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

in the principal sum of **Two thousand five hundred eighty and no/100** Dollars (\$ 2,580.00), 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 piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 35, OAKDALE FARMS, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "M" at page 15.

BEGINNING at an iron pin on the South side of a new road, joint corner of Lot No. 35 and 36 and running thence N. 58-18 West 846 feet to joint corner of Lot No. 35 and 36, thence N. 50-08 80 feet to an iron pin, joint corner on Lot No. 35; thence N. 61-44 West 840.5 feet to the road; 38-44 West 80 feet to the point of beginning.

This deed is recorded or the property is recorded in the R. M. C. Office for Greenville County, S. C. in deed book 993, page 683, Ross Bowers, Grantor and Joseph Carlton Bates III, Grantee, and Deed Book 886, page 387, Grantor: Joseph Carlton Bates, III, Grantee: Dennis Neves.



4328 RV-2