

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, BESSIE M. DOWLING

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 SIX THOUSAND AND 00/100 Dollars (\$ 6,000.00), 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 certain piece, parcel or lot of land situate, lying and being on the eastern side of North Main Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 54 on a plat of North Park, recorded in the RMC Office for Greenville County in Plat book K at pages 48 & 49 and also being shown on a more recent survey by R. B. Bruce on November 28, 1959 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of lots 53 and 54 and running thence S. 68-34 E., 162.3 feet to an iron pin; and running thence S. 19-06 W., 60 feet to an iron pin; running thence N. 68-34 W., 162 feet to an iron pin on North Main Street; running thence along the eastern side of North Main Street, N. 19-46 E., 60 feet to the point of beginning.



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