

RECORDING FILED
GREENVILLE CO. S. C.
PAID \$ 3.50
APR 27 1975

Mortgagee's Address: 140 W. Stone Avenue
Greenville, S. C. 29609

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1379 PAGE 511

Whereas, Capernaum Griffin and Sarah Griffin

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 Four Thousand Eight Hundred Dollars (\$ 4800.00), 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 and Twenty Five 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 situate, lying and being on the southwestern side of Ferguson Drive, (formerly Garrett Drive) near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as a portion of Tract No. 6 of the Garrett-Ferguson Estate, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book TT, at page 108, and according to a more recent survey entitled "Property of Capernaum Griffin" prepared by C. O. Riddle, January, 1965, has the following metes and bounds, to-wit:

BEGINNING at an iron pin in Ferguson Drive which iron pin is southeast 170.6 feet to an old iron pin at the corner of Tract No. 6 and running thence along a new line through said tract S. 63-27 W., 316.8 feet to an iron pin; running thence S. 11-03 E., 81.5 feet to an iron pin; running thence N. 62-53 E., 339.2 feet to an iron pin in Ferguson Drive; running thence N. 25-13 W., 85 feet to an iron pin, point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Jim Walters Corporation dated October 28, 1970, and recorded on November 9, 1970, in Deed Book 902, at page 238.



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