

P.O. Box #88, Mauldin, S.C. FILED GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOONIE S. JENNIFER W. ASLEY  
WALC

MORTGAGE OF REAL ESTATE

Whereas, ARCHIE K. AND FRANCES S. USSERY

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 Seven Thousand Three Hundred Seventy-Six and 12/100 Dollars (\$ 7,376.12), and, with interest as specified on said Note,

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

Twenty-Five Thousand and 00/100 Dollars (\$ 25,000.00), 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 those certain pieces, parcels or lots of land in the State and County aforesaid, in Austin Township and having according to a plat entitled property of Archie K. and Frances S. Ussery by R. K. Campbel, R.L.S., dated December 5, 1960 the following courses and distances, to-wit:

TRACT I - BEGINNING at an iron pin on the northern side of Pelham Road and corner of property of J.M. Griffin and running thence with his line N. 33-41 W. 313 ft. to an iron pin; thence N. 44-15 E. 263 ft. to an iron pin; thence S. 33-08 E. 55.8 ft. to an iron pin; thence S. 44-15 W. 75 ft. to an iron pin; thence S. 33-08 E. 270.2 ft. to an iron pin on the northern side of Pelham Road; thence in a curved line, a chord of which is S. 48-13 W. 182.7 ft. along said road to the beginning corner.

TRACT II - BEGINNING at an iron pin on the northern side of Pelham Road and corner of the above described tract and running thence along the line thereof N. 33-08 W. 270.2 ft. to an iron pin; thence N. 44-15 E. 75 ft. to an iron pin; thence S. 33-08 E. 269.2 ft. to an iron pin on the northern side of Pelham Rd.; thence with said Pelham Road in a curved line a chord of which is S. 48-13 W. 75 ft. more or less to the beginning corner.

This is the identical property conveyed to the above mortgagors by deed of David K. and Ruth P. Hertzler, said deed recorded in the RMC Office for Greenville County in Deed Book 665 at page 151 on 12-22-60.

DESCRIPTION CONTINUED ON TOP OF NEXT PAGE....

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