

2332
S.C. 29602

GREENVILLE CO. S.C.

BOOK 1423 PAGE 709

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, Ruth M. Herndon and Carol Ann Herndon

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 Fifty Five Hundred Thirty Eight & 26/100 Dollars (\$ 5538.26),
with interest as specified in 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 & No/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 that piece parcel or lot of land situate lying and being in the City of Greenville, County of Greenville, State of South Carolina on the northern side of Rockwood Drive, being known and designated as Lot 17 of a subdivision known as Rockwood Park, plat of which is recorded in the RMC Office for Greenville County in Plat Book S, at pages 168 and 169, and having such metes and bounds as shown thereon.

This is the identical property conveyed to H. H. Herndon by deed recorded July 18, 1958, in the RMC Office for Greenville County in Deed Book 602, at page 231, the said H. H. Herndon died on or about the 27th day of February, 1971, leaving the mortgagors herein as his sole beneficiaries, as will more fully appear from examination of Apartment 1300, at file 1, Office of Probate Court for Greenville County.

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Handwritten signatures and stamps.

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