

P. O. Box 2332
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

BOOK 1433 PAGE 995

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 1 3 12 PM '78
DONNIE S. TANKERSLEY
R.H.

MORTGAGE OF REAL ESTATE

Whereas, Donnis Elford and Brenda A. 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 Twenty six hundred & eighty three & 09/100***** Dollars (\$ 2683.09), 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 dollars 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 that piece, parcel or lot of land situate, lying and being in Butler Township, Greenville County, South Carolina, on the northwestern side of East North Street Extension, being known and designated as Lot No. 1, Property of Analane C. Gibson, plat of which is recorded in the RMC Office for Greenville County in Plat Book AA, Page 110, and according to a survey prepared by Carolina Surveying Company, dated November 14, 1975, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of East North Street Extension at the joint front corner of Lots 1 and 2 and running thence with the joint line of said lots, N. 36-19 W., 186 feet to an iron pin; thence S. 55-18 W., 69.5 feet to an iron pin; thence S. 35-00 E., 186 feet to an iron pin on the northwestern side of East North Street Extension; running thence with the said side of East North Street Extension, N. 55-00 E., 74 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Harold Wright Bagwell, Jr., dated November 21, 1975, recorded November 24, 1975, in the RMC Office for Greenville County in Dead Book 1027, at page 618. This mortgage is junior in lien to that certain Mortgage heretofore executed unto Security Pacific Mortgage Corp, recorded in said RMC Office in Mortgage Book 1354, at page 277.

GCTC --- JUN 1 78 229

3-SOCI

101
5
2
9
6

4328 RV-2