

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

BOOK 1446 PAGE 590

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
MORTGAGE OF REAL ESTATE

SEP 4 1977

LOUISE S. TARRANT
REC'D

Whereas, Edward James Watkins and Louise Watkins

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 One Hundred Sixty Six & 66/100** Dollars (\$ 2166.66),
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 certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the eastern side of Drummond Court, being shown as Lot No. 21 of a plat of Fairfield Place recorded in Plat Book BB, at page 141, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Drummond Court, front corner of Lot No. 23 and running thence with the line of said lot S. 71-34 E., 177.8 feet to an iron pin at the rear corner of Lots 6 and 8; thence with the rear line of Lots 8 and 10, N. 36-10 W., 150 feet to an iron pin, rear corner of Lot No. 12; thence with the line of said lot, N. 40-34 W. 64.9 feet to an iron pin on the eastern side of Drummond Court; thence with the eastern side of said Court, S. 19-14 W., 119.9 feet to the beginning corner.

This is the identical property conveyed to Edward James Watkins and Ida Lou Watkins by deed of Maggie D. King, recorded in Deed Book 602, page 76. Ida Lou Watkins died intestate on June 15, 1970, leaving as her sole heirs at law Edward James Watkins, Edward James Watkins, Jr. and Brenda Lee Watkins, as will appear from Probate Apt. 1350, file 1. The said Edward James Watkins, Jr. and Brenda Lee Watkins having conveyed their interest in said property to Edward James Watkins by deed recorded September 5, 1970, in said RMC Office in Deed Book 1086, at page 749.

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