

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

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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 23 4 03 PM '70
MORTGAGE OF REAL ESTATE

Whereas, Eugene C Capps

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 Forty nine hundred forty dollars and no/100 **** Dollars (\$ 4940.00),
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 no/100***** Dollars (\$ 25000.00),
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 situate, lying and being in the State of South Carolina, County of Greenville, Saluda Township, about 15 miles North of Greenville, S. C., lying on the south side of the Pickens Road, and being a part of the same tract conveyed to Conway Groce by deed of Reuben Gosnell said deed recorded in the Office of the RMC Office for Greenville County in Deed Book 263, at page 125, and having the following courses and distances:

BEGINNING on a stake in the center of Pickens Road, joint corner of property now or formerly of Stamey and runs thence with the common line of said Stamey and this property, S. 10-45 W., 721 feet to an iron pin on the said line and joint corner of property now or formerly of Gosnell; thence with the common line of said Gosnell, S. 80-37 E. 350 feet to a stake on the said line; thence with a new line, N. 60-28 E., 690 feet, this line calculated to a point in the said Pickens Road, thence with the said road, N. 75-00 W., 300 feet to the beginning, containing 5.1 acres.

This is the identical property conveyed to the Mortgagor herein by deed of Conway Groce, dated June 2, 1969, recorded July 14, 1969, in the RMC Office for Greenville County in Deed Book 871, at page 567.

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