

TRANSOUTH FINANCIAL CORP.
P.O. BOX 488
Mauldin, SC 29662

YOUNTS, SPIVEY & GROSS

BOOK 1450 PAGE 31

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
NOV 13 4 31 PM '62
LONNIE S. TARKENTON
C.L.K.

MORTGAGE OF REAL ESTATE

Whereas, JAMES HORACE AND JUANITA W. VADEN

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 EIGHT THOUSAND FIVE HUNDRED TWENTY-EIGHT AND 64/100 Dollars (\$ 8,528.64), 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 AND 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 lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot #256 of the Subdivision known as Augusta Acres, plat of which is recorded in the RMC Office for Greenville County in the RMC Office for Greenville County in Plat Book S Page 201 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 256 & 255 on the eastern side of Chatham Drive and running thence along the line of said Lot N. 81-47 E., 234.6 ft. to an iron pin at the joint rear corner of the said Lot; thence S. 3-57 E., 100.3 ft. to an iron pin at the joint rear corner of Lots Nos. 255 and 257; thence with the joint line of said Lots S. 81-47 W., 227.1 ft. to an iron pin on the eastern side of Chatham Drive; thence along the Eastern side of Chatham Drive N. 8-13 W., 100 ft. to an iron pin, the point of beginning.

This is the same property conveyed to the above named mortgagors by deed of Neal J. Hardy, Federal Housing Commissioner, recorded in the RMC Office for Greenville County in Book 698 at Page 137 on 5/14/62.

DESCRIPTION CONTINUED ON REVERSE.....

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