

Post Office Box 2332
Greenville, South Carolina 29602

BOOK 1492 PAGE 326

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 31 3 28 PM 1978
DONNIE S. TANKERSLEY
R.M.C.

Whereas, Pam T. Dill

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 Sixteen Thousand Six Hundred Forty-Nine and 54/100 Dollars (\$ 16,649.54),
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 paid 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:

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ALL that piece, parcel or lot of land situate, lying and being on the Northern side of West Poinsett Street and the Western side of Spring Street, in the City of Greer, County of Greenville, State of South Carolina, and shown as the property of Una and Maree Ballenger on Plat prepared by Wolfe & Huskey, Inc., dated May 11, 1976, and, according to said Plat, has the following metes and bounds, to-wit:

757

BEGINNING at an iron pin on the Northern side of West Poinsett Street, the joint corner of this property and property now or formerly of Mrs. R. A. Ford, and running thence with the joint line of said Lots N. 07-32 E. 207.6 feet to an iron pin in the line of property now or formerly of B. T. Edwards; running thence with that line S. 62-20 E. 115.6 feet to an iron pin on the Western side of Spring Street; running thence with the Western side of said Street S. 07-57 W. 193.8 feet to an iron pin at the intersection of said Street with West Poinsett Street, which intersection is curved, the chord of which is S. 07-56 W. 5 feet; and thence continuing along the Northern side of West Poinsett Street N. 65-12 W. 109.4 feet to an iron pin, point of beginning.

4.0001

This is the identical property conveyed to the Mortgagor herein by Deeds of Thetis B. Rush, individually and as Executrix of the Estate of Una J. Ballenger; David Michael Ballenger; Elizabeth M. Ballenger; Maree L. Ballenger; and Martha B. Lesley executed simultaneously herewith.

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