

Post Office Box 2332
Greenville, South Carolina 29602

BOOK 1492 PAGE 406

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
JAN 2 11 51 AM '80
DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE

Whereas, Debra Elaine Downs Chapman

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 Nine Thousand Four Hundred Thirty-Four and 74/100 Dollars (\$ 9,434.74),
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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northern side of Third Day Street, near the City of Greenville, being known and designated as Lot No. 54 as shown on a plat of Canterbury Subdivision, Section I, prepared by Heaner Engineering Co., Inc., dated March 22, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-N at Page 69, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Third Day Street at the joint front corner of Lots Nos. 53 and 54 and running thence with the line of Lot No. 53 N. 04-29-56 E. 134.20 feet to an iron pin at the joint rear corner of Lots Nos. 53, 54, and 61; thence with the line of Lot No. 61 S. 77-08-00 W. 85.53 feet to an iron pin at the joint rear corner of Lots Nos. 54 and 55; thence with the line of Lot No. 55 S. 05-03-48 E. 116.19 feet to an iron pin on the Northern side of Third Day Street; thence with the curve of the Northern side of Third Day Street, the chord of which is N. 89-43-04 E. 65.19 feet to the point of beginning.

This is the identical property conveyed to Debra Elaine Downs Chapman, formerly Debra Elaine Downs, by Deed of Nancy Durant dated November 3, 1978, recorded November 8, 1978, in Deed Book 1091 at Page 467.

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