

Post Office Box 2332
Greenville, S.C. 29602

BOOK 1499 PAGE 352

FILED
S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

AM '80
MORTGAGE OF REAL ESTATE
RSLEY

Whereas, Fawzy N. Girgis and Shockria Girgis

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 Five thousand eight hundred eight and 74/100-- Dollars (\$ 5,808.74),
with interest as specified in said note.

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his succes-
sor 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 piece, parcel or lot of land situate, lying and being on the
southeastern side of Gurley Avenue, in the City of Greenville, County of
Greenville, State of South Carolina and known and designated as Lot No. 45
of a Subdivision known as Pickwick Heights, plat of which is recorded in
the RMC Office for Greenville County in Plat Book X at Page 141 and accord-
ing to said plat has the following metes and bounds, to-wit:
BEGINNING at an iron pin on the southeastern side of Gurley Avenue, joint
corner of Lots 45 and 46 and running thence S. 24-53 E. 135.7 feet to an iron
pin; running thence N. 65-07 E. 70 feet to an iron pin at the joint corner
of Lots 44 and 45; running thence N. 24-53 W. 135.7 feet to an iron pin
on the southeastern side of Gurley Avenue; running thence with the south-
eastern side of said Avenue S. 65-07 W. 70 feet to an iron pin, point
of beginning.

This is the identical property conveyed to the Mortgagors herein by Margaret
W. Hines (formerly Margaret Johnston Ward), by Deed dated September 29, 1970,
recorded September 30, 1970, in Deed Book 899 at Page 409.

This Mortgage is junior in lien to those Mortgages to Fidelity Federal Savings
and Loan Association recorded in Book 1090 at Page 242, Book 1039 at Page 316,
and Book 1248 at Page 408.

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