

Post Office Box 2332
Greenville, South Carolina 29602

FILED
GREENVILLE CO. S. C.

BOOK 1517 PAGE 120

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 20 } 2 15 PM '81
DONNIE S. TANKERSLEY
R(M.C.)

MORTGAGE OF REAL ESTATE

Whereas, PAUL J. COLEMAN AND DIANNE C. COLEMAN

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 Six Hundred Fifty-Six & 73/100---- Dollars (\$ 9,656.73),
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 piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the Northern side of Sheffield Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 31 on a plat of Canterbury, Section One, made by Heaner Engineering Company, Inc., dated March 22, 1972, 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, to-wit:

BEGINNING at an iron pin on the Northern side of Sheffield Drive at the joint front corners of Lots Nos. 30 and 31 and running thence with the line of Lot No. 30 N. 15-37-00 W. 125 feet to an iron pin in the line of Lot No. 35; thence with the line of Lots Nos. 34 and 35 S. 73-23-00 W. 65 feet to an iron pin in the joint rear corners of Lots Nos. 31 and 32; thence with the line of Lot No. 32 S. 01-20-23 E. 118.07 feet to an iron pin on the Northern side of Sheffield Drive; thence with the Northern side of the curve of Sheffield Drive, the chord of which is N. 83-50-31 E. 73.43 feet to an iron pin in said Drive; thence continuing with the Northern side of Sheffield Drive N. 73-23-00 E. 27 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Deed of Earl H. Robbins, Jr. and Olivia F. Robbins, dated April 23, 1977, recorded May 5, 1977, in Deed Book 1056 at Page 23.

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