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Greenville

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE S. C.

MORTGAGE OF REAL ESTATE

FILED
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SEP 22 10 18 AM '81

Whereas, DONNIE SANDRA C. BROWN
R.M.C.

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 Three thousand four hundred ninety-four & 22/100 Dollars (\$ 3,494.22),
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 situate on the northern side of Wendy Lane, off Howard Drive, in the County of Greenville and State of South Carolina, being shown on plat of "Wendy Lane" dated August 8, 1972 and prepared by C.O. Riddle, Surveyor, recorded in Plat Book 5D at page 7 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on north side of Wendy Lane, running thence N. 8-58 E., 390.5 feet to an iron pin, thence N. 77-46 W. 29.9 feet, thence N. 17-45 W. 79.6 feet to an iron pin, thence S. 76-45 W. 75 feet to an iron pin, joint rear corner of Lot 3, thence S. 8-58 W. 434.9 feet to an iron pin on Wendy Lane, thence along Wendy Lane S. 81-02 E. 135 feet to point of BEGINNING. This being Lot #4.

This is the identical property conveyed to the mortgagor, Sandra C. Brown, and Gary A. Brown by deed of B. F. Reeves, dated March 9, 1973 and recorded in the RMC Office for Greenville County in Deed Book 972 at page 389; and by a subsequent deed from Gary A. Brown conveying his one-half interest to Sandra C. Brown, said deed recorded in the RMC Office for Greenville County in Deed Book 1143 at page 581 on March 3, 1981.

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