

Mortgagee's address

1905 Laurens Road
Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1569 PAGE 179

FILED
S.C.
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SHELLEY

MORTGAGE OF REAL ESTATE

Whereas, Juanita Bridges

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 Seven Thousand Seven Hundred Fourteen and 29/100 Dollars (\$ 7,714.29),
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, with the buildings and improvements there-
on, in the County of Greenville, State of South Carolina, being known and designated as Lot
No. 233, Augusta Acres, and having according to a plat thereof recorded in the R.M.C. Office
for Greenville County, South Carolina, in Plat Book S, Page 201, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the western side of Churchill Circle at the joint
front corner of Lots Nos. 233 and 234, and thence with the joint line of said lots, S. 64-
05 W. 218.5 feet to an iron pin in the joint rear corner of said lots in the rear line of
Lot No. 253; thence with the rear line of Lot No. 253, N. 29-50 W. 70 feet to an iron pin
in the joint rear corner of Lots Nos. 232 and 233; thence with the joint line of said lots,
N. 42-38 E. 210.4 feet to an iron pin in the western side of Churchill Circle at the joint
front corner of said lots; thence with the western side of Churchill Circle, as follows:
S. 41-59 E. 77.4 feet to an iron pin, and thence continuing S. 30-44 E. 76.2 feet to the
point of beginning.

This being the same property conveyed to the mortgagor herein and William E.
Bridges by deed of Harry S. Abrams on June 29, 1970, said deed recorded in the R.M.C.
Office for Greenville County in Deed Book 893, Page 174. Mortgagor later inherited the
share of William E. Bridges.

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