

REC'D
S. C. TranSouth Financial Corporation
Post Office Box 5905
Spartanburg, South Carolina
29304

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNE }
M.M.C. } JAMES W. MURPHY

MORTGAGE OF REAL ESTATE

BOOK 1575 PAGE 710

Whereas, Gregg S. Monson and Sandra L. Monson

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

Six Thousand Four Hundred Fifty-eight and 76/100 Dollars (\$ 6,458.76), 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 in the County of Greenville, State of South Carolina, on the western side of Weehawken Circle, shown and designated as Lot 3 on plat entitled "Revised Map, Weehawken Hill", made by C. O. Riddle, Surveyor, dated November 10, 1970, and recorded in Plat Book 4-F, page 50, R. M. C. Office for Greenville County.

This being the same property conveyed to Gregg S. Monson and Sandra L. Monson by James W. Munro and Reva L. Munro by deed recorded June 29, 1977, in Deed Book 1059, page 536, R. M. C. Office for Greenville County.



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