

P. O. Box 6547
Greenville, SC 29606

BOOK 1813 PAGE 480

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED
JUN 28 4 15 PM '83
DONNIE R.H.C. CLERK

MORTGAGE OF REAL ESTATE

Whereas, Frank L. O'Neal

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 Eleven Thousand One Hundred Eighty-Five and 90/100 Dollars (\$ 11,185.90),
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 certain lot or tract of land lying on on southern side of Laurel Drive, in the County of Greenville, State of South Carolina, and being all of Lot No. 19 as shown on plat recorded in Plat Book Y at Page 85, except a one-acre tract conveyed and described in deed to Fred A. O'Neal recorded in Deed Book 776 at Page 445, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Laurel Drive at the joint front corner of Lots 19 and 20 and running thence with the joint line of said lots S. 15-01 W. 732 feet to an iron pin; thence along property now or formerly of Mrs. O. M. Howard N. 88-51 E. 1318.7 feet to an iron pin near Laurel Creek; thence along the joint line of Lots 18 and 19 N. 48-00 W. 700 feet, more or less, to a point on the line of Lot above-referred which was conveyed by Mortgagor in Deed Book 776 at Page 445; thence along the line of said lot in a southwesterly direction 100 feet; thence N. 48-00 W. 442 feet to a point on the southern side of Laurel Drive; thence with the said Drive S. 65-50 W. 40 feet to an iron pin; thence S. 88-51 W. 169 feet to an iron pin.

LESS, HOWEVER, such rights-of-ways, easements, conditions and covenants which are a matter of record and/or actually existing on the ground affecting the subject property.

THIS is the identical property conveyed to the Mortgagor herein by Central Realty Corporation by deed recorded in the R.M.C. Office for Greenville County October 21, 1950, in Deed Book 421 at Page 411.

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