

P. O. Box 6547
Greenville, SC 29606

BOCA 1629 PAGE 494

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 5 11 24 AM '83
DONNIE
R.M.C. CLERK

MORTGAGE OF REAL ESTATE

Whereas, Peggy B. Cogdill

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 Eight Hundred Fifty-Five & No/100 Dollars (\$ 3,855.00), 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 situate, lying and being near the Town of Mauldin, in the County of Greenville, State of South Carolina, and known and designated as Lot 26 of Property of E. M. and Rosa Lee Bishop, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 127, said lot having such metes and bounds as shown thereon.

THIS is the identical property conveyed to J. W. Griffith and the Mortgagor herein as Peggy B. Griffith by deed of Clay and Rossie Burrell dated July 28, 1966 and recorded in the R.M.C. Office for Greenville County in Deed Book 803 at Page 159. The said J. W. Griffith conveyed his interest to the Mortgagor herein as Peggy B. Griffith by deed dated March 20, 1971, and recorded in Deed Book 911 at Page 276.

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