

Post Office Box 2332
Greenville, South Carolina 29602

BOOK 1509 PAGE 915

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
S. C.

MORTGAGE OF REAL ESTATE

WALTERSLEY
R.M.C.

Whereas, Percy D. Seward

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 Six Thousand Fifty-Two and 23/100 Dollars (\$ 6,052.23),
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 tract of land situate, lying and being in
Greenville township, Greenville County, in the State aforesaid; on the
Northeast side of Birnie Street, in the City of Greenville, being known
and designated as Lot No. 6, on Plat of Property of W. L. Gassoway, re-
corded in the R.M.C. Office for Greenville County in Plat Book A at page
547, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the Northeast side of Birnie Street, which pin is
260 feet from Poetz corner, and running thence with the Northeastern side
of Birnie Street, S. 59-30 E. 52 feet to a stake at corner of Lot No. 7;
thence with the line of said lot, N. 30-30 E. 128 feet to a stake on a 15
foot Alley; thence along said Alley, N. 39 1/2 W. 55 feet to corner of lot
No. 5; thence with the line of said lot S. 30-30 W. 147 feet to the beginning
corner.

This is the identical property conveyed to the Mortgagor herein by Leonia
Gary by Deed dated August 15, 1979, recorded August 20, 1979, in Deed Book
1109 at Page 729.

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