

TranSouth Financial Corp
P.O. Box 488
Mauldin, S.C.

FILED
GREENVILLE CO. S. C.

YOUNTS, SPIVEY & GROSS

DEC 30 10 51 AM '77

BOOK 1386 PAGE 417

STATE OF SOUTH CAROLINA

DONNIE S. TANFERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

Whereas, William Thomas Hurlston, Jr. and Margaret Arthur Hurlston

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 Five Thousand Six Hundred Twenty-Four Dollars (\$ 5,624.29), and and 29/100

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

Ten Thousand Three Hundred Twenty-Five & No/100 Dollars (\$ 10,325.00),

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 Austin Township, Greenville County, State of South Carolina, in the town of Mauldin, South Carolina, known and designated as Lot No. 14 of Map 2 of Sunset Heights, made by C. O. Riddle, September 7, 1953 and having according to more recent survey by Carolina Engineering and Surveying Company, dated March 1967 as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQQ at page 35, the following metes and bounds to-wit:

BEGINNING at an iron pin on Sunset Drive at the joint front corner of Lots 15 and 14 and running thence along Sunset Drive, N. 62-35 E. 100 feet to an iron pin at joint front corner of Lots 14 and 13; running thence along the joint line of said lots S. 27-25 E. 200 feet to an iron pin; running thence S. 62-35 W. 100 feet to an iron pin; running thence N. 27-25 W. 200 feet to an iron pin on Sunset Drive, the beginning corner.

This is the identical property conveyed to the above named mortgagors by deed of James R. Eckman which was recorded in the R.M.C. Office for Greenville County in Book 815 at page 297 on March 13, 1967.

This mortgage is junior in lien to that mortgage given to C. Douglas Wilson which was recorded in the R.M.C. Office for Greenville County in Book 1051 at page 593 on 3/13/67 in the original amount of 17,900.00.

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