

P. O. Box 2332
Greenville, S. C. 29602

BOOK 1392 PAGE 519

STATE OF SOUTH CAROLINA
COUNTY OF Greenville **MORTGAGE OF REAL ESTATE**

Whereas, L. A. Crouch and Nellie C. Crouch

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 Four Hundred Nineteen & eighty-nine Dollars (\$ 3419.89),
~~XXX.~~ with interest as specified in said note. cents

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

Ten Thousand Three Hundred and Twenty-Five & no/cents 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 the County of Greenville, State of
South Carolina, situate, lying and being 625 feet west of Old Rutherford Road
and being shown as Tract No. 3, containing 5.03 acres, on a plat entitled
"Property of A & B Properties", dated June, 1974, and prepared by W. R.
Williams, Jr., said plat being recorded in the RMC Office for Greenville
County in Plat Book 5J, at page 28, and having such metes and bounds as
shown thereon, reference to said plat being made for a more complete de-
scription.

This is the identical property conveyed to the Mortgagors by deed of A & B
Properties, Inc, dated March 18, 1975, recorded April 17, 1975, in the RMC
Office for Greenville County in Deed Book 1016, at page 955.

ALSO: a twenty-five foot easement of ingress and egress over the road that
runs along the north side of the within property to Old Rutherford Road.

This mortgage is junior in lien to that certain Mortgage given by the Mortgagors herein
to Citizens Building & Loan Association, which is recorded in said RMC Office in
Mortgage Book 1372, at page 87.

RECORDED
IN
RMC
OFFICE
FOR
GREENVILLE
COUNTY
SOUTH CAROLINA

4328 RV-2