

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

FILED  
GREENVILLE CO. S. C.

BOOK 1398 PAGE 129

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

NOV 18 2 30 PM '76  
JANNE S. HANCOCK  
MORTGAGE OF REAL ESTATE

Whereas, Luis F. Moreno and Dianne Moreno

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 Sixty Nine & 13/100\*\*\*\*\* Dollars (\$ 3069.13),  
~~XXX~~ 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

\*\*Ten Thousand Three Hundred Twenty Five & N<sub>o</sub>/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 lot of land situate on the southwest side of New Castle Way near the  
City of Greenville in Greenville County, South Carolina, being shown as Lot 48 on  
plat of Section II of Wellington Green recorded in the RMC Office for Greenville  
County in Plat Book "YY" at page 117, and having, according to said plat, the  
following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of New Castle Way at the joint front  
corner of Lots 47 and 48 and runs thence along the southwest side of New Castle Way  
S. 57-45 E. 100 feet to an iron pin; thence along the line of Lot 49 S. 32-15 W.  
185 feet to an iron pin; thence N. 57-45 W. 100 feet to an iron pin; thence  
along the line of Lot 47 N. 32-15 E. 185 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed of Steven  
Comer Moore and Peggy F. Moore, dated November 12, 1976, recorded November 15, 1976,  
in the RMC Office for Greenville County in Deed Book 1046, at page 112.

This mortgage is junior in lien to that certain note and mortgage heretofore given  
to Cameron Brown Company recorded in the RMC Office for Greenville County in Mortgage  
Book 1227, at page 313, in the original amount of \$28,500.00

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