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P.O. Box 488
Greenville

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GREENVILLE CO. S. C.

BOOK 1376 PAGE 15

STATE OF SOUTH CAROLINA

AUG 23 2 12 PM '77

COUNTY OF GREENVILLE

DONNE S. TANKERSLEY
R.M.C. MORTGAGE OF REAL ESTATE

Whereas, Ella Mae Green

of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to TrenSouth 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 Nine Thousand Two Hundred Fifty-Two & No/100 Dollars (\$ 9,252.00),
and,

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 and 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 certain piece, parcel or lot of land lying and being in Austin Township, Greenville County, State of South Carolina, located on the southeastern side of the Pelham Road, east of Mauldin, South Carolina, containing 1.16 acres more or less and being shown as Lot #2 on a plat made by W. J. Riddle, Surveyor, on June 10, 1952 and revised by C. O. Riddle, Surveyor, on May 27, 1953 and being more fully described as follows:

BEGINNING at an iron pin on the southeast side of the Pelham Road, joint corner with Lot #1 and running thence along line of Lot #1 S. 48-04 E. 450 ft. to an iron pin; thence S. 86-44 E. 158.5 ft. to an iron pin; thence N. 48-04 W. 514.6 feet to an iron pin on Pelham Road; thence along said road S. 74-42 W. 125 ft. to the beginning corner.

This is the same property conveyed to the above mortgagor by deed of Lloyd S. Green recorded in the R.M.C. office for Greenville County in Mortgage Book 645, page 692 on February 23, 1960.

This mortgage is junior in lien to that certain mortgage given to Fidelity Federal Savings & Loan Assoc., recorded in the R.M.C. Office for Greenville County in Mortgage Book 629, page 175, in the original amount of \$11,500.00.

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