

Post Office Box 6547
Greenville, SC 29606

Revolving Loan 39-3028 (9-82)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
MAY 21 2 17 PM '84
SUNNY B. BENTLEY
R.H.C.

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MORTGAGE OF REAL ESTATE

This Mortgage made and entered into between Wilbert Smith
hereinafter called Mortgagor, and
TranSouth Financial Corporation, a corporation
organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee.

In consideration of an initial advance in the amount of Three Thousand One Hundred Thirty-Seven and 28/100 dollars (\$ 3,137.28),
the receipt of which is hereby acknowledged, and in order to secure the prompt repayment of same, together with finance charges calculated in accordance with the terms of that certain Revolving Loan Agreement between Mortgagor and Mortgagee dated May 17, 1984, as well as to secure the repayment of any future additional advances made in accordance with the terms of said Revolving Loan Agreement [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 Three Thousand One Hundred Thirty-Seven and 28/100 dollars (\$ 3,137.28)], together with finance charges thereon, Mortgagor 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as the greater portion of Lot No. 12 and a small portion of Lot No. 13 as shown on plat of Davis Property recorded in the R.M.C. Office for Greenville County in Plat Book AA at Page 123 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Anchorage Drive, which iron pin is 200 feet from the southeastern corner of the intersection of Anchorage Drive and Haviland Avenue, and running thence N. 54-39 E. 113 feet to an iron pin; running thence S. 41-29 E. 93 feet to an iron pin; thence S. 60-50 W. 136.4 feet to a nail and cap on the eastern side of Anchorage Drive; running thence along the eastern side of said Drive N. 26-15 W. 78 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagor herein and Deloris C. Smith by Martha S. Gresham and Cleland E. Gresham by deed dated March 5, 1969, and recorded in the R.M.C. Office for Greenville County March 7, 1969, in Deed Book 863 at Page 364. The said Deloris C. Smith conveyed her one-half interest to the Mortgagor herein by deed dated January 27, 1973, and recorded March 3, 1975, in Deed Book 1015 at Page 202.

THIS mortgage is junior in lien to that certain note and mortgage heretofore executed unto C. Douglas Wilson Co. recorded in the R.M.C. Office for Greenville County in Mortgage Book 1119 at Page 111 in the original amount of \$12,950.00.

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