

X

TRANSOUTH FINANCIAL CORP.
P.O. BOX 488
MAULDIN, SC 29662

BOOK 1423 PAGE 401

YOUNIS, SPIVEY & GROSS

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, JAMES A. MURRAY

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 Six Thousand Six Hundred Thirty-Eight & 51/100 Dollars (\$ 6,638.51),
and,

with interest as specified on 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

-----TWENTY-FIVE THOUSAND AND NO/100----- Dollars (\$ 25,000.00),

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 and lot of land with all improvements thereon
situate, lying and being in the State of South Carolina, County of Greenville,
being known and designated as Lot #132 Charter Oaks Drive, Peppertree
Subdivision, as shown on the plat of Peppertree Section II dated June 15,
1972 and recorded in the RMC Office for Greenville County in Plat Book 4R at
page 19 and being more particularly described with reference to said plat as
follows:

BEGINNING at a point on the southwestern side of Charter Oaks Drive, a joint
corner of Lots #131 & #132; thence S. 36-45 W. 131.7 feet to a point; thence
N. 57-48 W. 90.0 feet to a point on Charter Oaks Drive; thence along the south-
western side of Charter Oaks Drive S. 57-06 E. 62 feet to a point; thence
continuing along said point of Charter Oaks Drive S. 63-00 E. 28 ft. to a
point, the point of beginning.

This is the identical property conveyed to the above named mortgagor by deed
of Brent Corporation, a South Carolina Corporation, recorded in Deed Book 965
at Page 305 in the RMC Office for Greenville County on 1/22/73.

This mortgage is junior in lien to that mortgage given to First Federal
Savings & Loan recorded in the RMC Office for Greenville County in Mortgage
Book 1264 at Page 346 on 1/22/73, in the original amount of \$21,550.00.

CH

040

4328 RV-2