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GREENVILLE CO. S.C.

APR 19 2 34 PM '73

BOOK 1429 PAGE 318

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

AND S. TURNER & SONS

MORTGAGE OF REAL ESTATE

Whereas, James H. and Marion Smith

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 Five Thousand Five Hundred Ten Dollars and thirty-Dollars (\$ 5510.36), with interest as specified in said note. six cents

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

Twenty-Five Thousand Dollars and No/100\*\*\*\*\* Dollars (\$ 25000.00), 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, situate, lying and being on Thornwood Drive near the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot no. 20 of a Subdivision known as Thornwood Acres, plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book MM at page 59, said lot having such metes and bounds as shown thereon.

This mortgage is junior in lien to that certain note and mortgage heretofore executed unto Aiken Loan and Security Company recorded in Mortgage Book 1137 at page 69 in the original amount of \$17,400.00.

This is the same property conveyed to the Mortgagor herein by deed of Robert F. and Antonia Z. Shand recorded in Deed Book 971 at page 833 on April 19, 1973.

S.S.C.I

DOCUMENTARY STAMP TAX \$ 02.24

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