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GREENVILLE CO. S. C.

BOOK 1457 PAGE 601

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 14 11 29 AM '70
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, J. Thomas Crane and Geraldine P. Crane

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 Twelve thousand, two hundred, nine and 66/100---- Dollars (\$ 12,209.66),
with interest as specified in said note.

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 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 piece, parcel or lot of land situate, lying and being on the western side of Augusta Road in the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot # 13, Block N of the property of O. P. Mills, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book C, at Page 176. Said lot has such metes and bounds as shown thereon:

Being the identical property conveyed to the mortgagor herein by Deed, of Henry A + J Thomas dated July 18, 1967, and recorded in Deed Book 824 at Page 44.

This mortgage is junior in lien to that certain note and mortgage heretofore executed unto Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 1390, at Page 287 in the original amount of \$25,100.00.

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