

Box 2332
Greenville, S. C. 29602

VOL 1402 PAGE 443

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
APR 9 12 49 PM '73
GONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, JAMES H 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 ELEVEN THOUSAND NINETY NINE AND SIXTY NINE/100 Dollars (\$11099.69), 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 FOUR THOUSAND DOLLARS Dollars (\$24,000.00), 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 hereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand 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 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 identical property conveyed to the mortgagor by deed of Robert F. Shand and Antonia Z. Shand recorded in the RMC Office for Greenville County in Deed Book 971 at page 833 dated April 15, 1973 and recorded April 19, 1973.

3.50CI

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
APR-973
P.B. 11218
04.44

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