

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

FILED
GREENVILLE CO. S. C.

H. MICHAEL SPIVEY

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 17 4 38 PM 1976
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, JAMES P. AND HELEN MOREE

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 Three Hundred and 84/100 Dollars (\$6,300.84), and,

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 in the State of South Carolina, County of Greenville, Austin Township, located on the south side of Fairlane Drive, off the Log Shoals Road, being shown and designated as Lot No. 117 on a plat of property of William J. Greer as made by C. F. Webb, Surveyor, and being more fully described as follows:

BEGINNING at an iron pin on Fairlane Drive, corner of Lot No. 116 and running thence along line of said lot, S. 44-30 W. 175.6 feet to an iron pin on County road, thence along said road, N. 59-13 W. 98.9 feet to an iron pin; thence along an easement for water lines, N. 43-30 E. 198.7 feet to an iron pin on Fairlane Drive, thence along said Drive, S. 45-40 E. 100 feet to the beginning corner.

This is the identical property conveyed to James P. Moree by deed of Levis L. Gilstrap recorded in the RMC Office for Greenville County in Deed Book 747, Page 447, and recorded on April 29, 1964.

This mortgage is junior in lien to that mortgage given to First Federal Savings and Loan Association in the original amount of \$13,000.00 recorded in the RMC Office for Greenville County in Mtg. Book 956 at Page 44 on 4/20/64.

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