

TRANSOUTH FINANCIAL CORPORATION
P.O. BOX 488
MAULDIN, SC 29662
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
SOUTH CAROLINA
NOV 27 PM '79
HARRISLEY

1418 003

H. MICHAEL SPIVEY
MORTGAGE OF REAL ESTATE

Whereas, FRANK J. SIMS AND LOIS C. SIMS

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 Thirteen Thousand Forty-Two
and 14/100 Dollars (\$ 13,042.14),
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 lying, being and situate in the County and State aforesaid, approximately one mile N-W of The Old Horse Creek School, Dunklin Township, and having according to a plat and survey made by F. E. Ragsdale, Surveyor, June 1, 1965, the following metes and bounds, to-wit:
BEGINNING at a nail and cap in the center of the Dunklin Bridge Road, joint corner with other land of J. R. Sims, and running thence N. 57-00 E., crossing an iron pin 21.2 feet from said starting point, a distance of 300 feet to an iron pin, corner in other lands of J. R. Sims; thence with the joint line of other land of J. R. Sims S. 36-27 E. 146.4 feet to an iron pin, corner in other lands of J. R. Sims; thence with the joint line of other lands of J. R. Sims S. 57-00 W. 275 feet to a nail and cap in the center of said Dunklin Bridge Road; thence with the center of said Road N. 46-35 W. 100 feet to an iron bolt (old) in the center of said Road; thence continuing with the center of said Road N. 45-00 W. 50 feet to the point of beginning, and bounded by other lands of the said J. R. Sims, the said Dunklin Bridge Road. Said lot contains, according to said plat 0.96 acres, more or less.

This is the same property conveyed to the above named mortgagors by deed of J. R. Sims recorded in the RMC Office for Greenville County in Deed Book 813 at Page 233 on February 3, 1967.

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