

Post Office Box 2332
Greenville, South Carolina 29602

FILED
GREENVILLE CO. S. C.

BOOK 1480 PAGE 923

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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BOND CANCELLER R.M.C.
MORTGAGE OF REAL ESTATE

Whereas, Francis B. Payne and Carolyn C. Payne

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 Four Thousand Five Hundred Seventeen and 49/100 Dollars (\$ 4,517.49), 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 in the State of South Carolina, County of Greenville, on the Eastern edge of Reeves Avenue, and being shown and designated as a portion of Lot No. 10 on Plat of W. E. Reeves Property, recorded in the R.M.C. Office for Greenville County in Plat Book Q at Page 59, and being further shown on a more recent Plat by Freeland & Associates, dated December 18, 1978, entitled Property of Francis B. Payne and Carolyn Payne, recorded in the R.M.C. Office for Greenville County in Plat Book 6-Y at Page 66; and having, according to said latter Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern edge of Reeves Avenue, at a point 423 feet+ from the intersection of Reeves Avenue with Murrell Road, and running thence with the Eastern edge of Reeves Avenue N. 1-15 W. 54 feet to an iron pin; thence N. 88-50 E. 216.61 feet to an iron pin; thence S. 3-27 E. 75.62 feet to an iron pin; thence N. 85-33 W. 220.59 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Earl Eugene Canada (a/k/a Earl Eugene Cannada) dated January 5, 1979, recorded January 8, 1979, in Deed Book 1095 at Page 36.

This Mortgage is junior in lien to that certain Note and Mortgage heretofore executed unto Collateral Investment Company recorded in Mortgage Book 1454 at Page 635 in the original amount of \$13,050.00.

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