

Post Office Box 2332
Greenville, South Carolina 29602

38 PM '81

BOOK 1532 PAGE 463

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WILLIAM S. THOMASLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, L. A. CROUCH AND NELLIE C. CROUCH

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 Five Thousand Four Hundred Nine and 65/100 Dollars (\$ 5,409.65),
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 in the County of Greenville, State of South Carolina, situate, lying and being 625 feet West of Old Rutherford Road and being shown as Tract No. 3, containing 5.03 Acres, on a plat entitled "Property of A & B Properties", dated June, 1974, and prepared by W. R. Williams, Jr., said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5-J at Page 28, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

ALSO: A twenty-five (25') foot easement of ingress and egress over the road that runs along the Northern side of the within property to Old Rutherford Road.

This is the identical property conveyed to the Mortgagors herein by Deed of A & B Properties, Inc., dated March 18, 1975, recorded April 17, 1975, in the R.M.C. Office for Greenville County in Deed Book 1016 at Page 955.

This Mortgage is junior in lien to that certain Note and Mortgage heretofore executed unto The Federal Land Bank recorded in Mortgage Book 1465 at Page 433 in the original amount of \$22,900.00.

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