

Post Office Box 2332
Greenville, South Carolina 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED
FEB 24 3 33 PM '81
DONNIE E. TANNERSLEY
R.M.C.

BOOK 1533 PAGE 409

MORTGAGE OF REAL ESTATE

Whereas, TIMOTHY J. DEMING AND LAURIE A. DEMING

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 Four Hundred Seventy-Five & 01/100 Dollars (\$ 6,475.01),
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 hereof 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 135, Winding Way of a Subdivision known as Peppertree, Section 2, as shown on a plat dated June 15, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Page 19, and revised in Book 4-X at Page 3, and having the following metes and bounds, to-wit:

BEGINNING at a point located on the Southeastern side of the right-of-way of Winding Way, a joint corner of Lots Nos. 134 and 135, and running thence along said right-of-way N. 38-07 E. 80 feet to a point; running thence S. 51-53 E. 140 feet to a point; running thence S. 34-38 W. 81.8 feet to an iron pin; running thence N. 51-12 W. 145 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Leonard Roscoe McFarland, Jr. and Nan B. McFarland by Deed dated October 6, 1977, recorded October 7, 1977, in Deed Book 1066 at Page 415.

This mortgage is junior in lien to that certain note and mortgage heretofore executed unto First Federal Savings and Loan Association recorded in Mortgage Book 1412 at Page 364 in the original amount of \$31,350.00.

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