

P. O. Box 6547
Greenville, SC 29606

FILED
GREENVILLE

BOOK 1629 PAGE 186

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, Jack R. Bumgarner and Carole H. Bumgarner

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 Eight thousand seven hundred ninety and 31/100 Dollars (\$ 8,790.32),
with interest as specified in said note.

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his succes-
sor 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:

100 4 83
ALL that piece, parcel or lot of land situate, lying and being on the northern
side of Meadors Avenue, in the County of Greenville, State of South Carolina,
and being known and designated as Lot 140 of a subdivision known as Augusta Acres,
plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book
S at Page 201, said lot having such metes and bounds as shown thereon.

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THIS is the identical property conveyed to the Mortgagors herein by J. R. Parker
and Nellie D. Parker by deed recorded in the R.M.C. Office for Greenville County
September 7, 1972, in Deed Book 954 at Page 386.

THIS mortgage is junior in lien to that mortgage given to Thomas and Hill, Inc.
recorded in Mortgage Book 1248 at Page 176 on September 9, 1972. Said mortgage
was thereafter assigned to Seamen's Bank for Savings, New York, recorded in
Mortgage Book 1253 at Page 349 on October 16, 1972.

