

P.O. Box 6547, Greenville, S. C. 29606

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE MORTGAGE OF REAL ESTATE
FEB 17 3 37 PM '04
DUNNIE
R.M.C.

Whereas, Robert S. Smith, Jr. and Ruth L. Smith

of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to TransSouth 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 Ten Thousand Fourteen and 54/100 Dollars (\$ 10,014.54), 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 of lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 161 as shown on a plat of GREER HILL VILLAGE prepared by Dalton & Neves, Engineers, dated January 1951, of record in the Office of the RMC for Greenville County in Plat Book Y, Pages 138 and 13, reference to which is craved for a metes and bounds description thereof.

This is the identical property conveyed to the Mortgagors herein by Deed of Jerry D. Hunter, dated November 25, 1970 and recorded in the R.M.C. Office for Greenville County in Deed Book 903 at Page 421.

This Mortgage is junior in lien to that certain Note and Mortgage heretofore executed unto Collateral Investment Company dated October 23, 1969, recorded in Mortgage Book 1140 at Page 223 in the original amount of \$7,700.00.

This is a second Mortgage.

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1801

450

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