

TranSouth Financial Corp.
P.O. Box 10161
Charleston Heights, SC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
NOV 23 4 00 PM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1416 PAGE 790
YOUNTS, SPIVEY & GROSS
BOOK 09 PAGE 65

MORTGAGE OF REAL ESTATE

Whereas, We, James T. Sims and Evelyn B. Sims,

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

and 32/100
in the principal sum of Seven Thousand Four Hundred Sixty-Eight/ Dollars (\$ 7,468.32),
AND 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:

ALL that certain piece, parcel or lot of land in the State of South

Signed, sealed and delivered in the
presence of:

James T. Sims (Seal)
JAMES T. SIMS

Evelyn B. Sims (Seal)
EVELYN B. SIMS

R. Williams Corp 16765 (Seal)

PAID AND FULLY SATISFIED THIS 16th DAY OF APRIL 1979 (Seal)

TRAN SOUTH FINANCIAL CORPORATION

BY *Michael Kelly* MGR

WITNESS *Brenda Harri*

2.00 CI

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