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

YOUNTS, STIVEY & GROSS

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

We, James T. Sims and Evelyn B. Sims,
of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is
ndebted toTranSouth Financial Corporation corporation of South Carolina, hereinafter called Mortgagee, as stidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference
and 32/100 and the principal sum of Seven Thousand Four Hundred Sixty-Eight/Dollars (\$ 7,468.32).

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

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagor, and also in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagor, its successors and assigns the following-described property:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 19 and adjoining 20 foot strip to the rear of Lot No. 19 according to plat of Talmer Cardell and James H. Campbell, recorded in Plat Book 2 at Page 175 in the RMC Office for Greenville County, and having, according to a more recent survey by R. W. Walton in November 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Dargan Avenue, said iron pin being 100 feet Southeast of the intersection of Florida Avenue Extension and Dargan Avenue, the joint front corner of Lots No. 19 and 20 and running thence with the line of Lot No. 20, N. 75-47 E., 200 feet to an iron pin; thence S. 14-13 E., 80 feet to an iron pin; thence with the line of Lot No. 18, S.75-47 W., 200 feet to an iron pin on Dargan Ave.; thence with the said Dargan Ave., N. 14-13 W., 80 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of William W. Humphreys dated the 13th day of June, 1964, and recorded in the Clerk of Court's Office for Greenville County in Book 751, Page 83 on the 15th day of June, 1964.

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