

ADDRESS: PO Box 2332
Greenville, SC 29602

MORTGAGE - INDIVIDUAL FORM GRANTING MORTGAGE TO MITCHELL & ARIAIL, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

HAR 27 2 26 PM '83
DONNIE S. TANKERSLEY
R.M.C.
CO. S. C. MORTGAGE OF REAL ESTATE
BOOK 1535 PAGE 351
ALL WHOM THESE PRESENTS MAY CONCERN:
BOOK 81 PAGE 714

WHEREAS, Bob R. Janes

(hereinafter referred to as Mortgagor) is well and truly indebted unto TranSouth Financial Corp.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Seven Thousand Nine Hundred Ninety-one and 78/100--- Dollars (\$ 7,991.78) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

~~WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:~~

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

This is a second mortgage junior in lien to that mortgage covering the above described property given to Cameron-Brown Company in the original sum of \$12,450.00 recorded in Mortgage Book 1205 at Page 545.

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JUL 6 1983

The debt hereby secured is paid in full and

the ten of this instrument is satisfied.

This the 21 day of June 1983

in the presence of

Susan Ledbetter
TranSouth Financial Corp.

Sharon Lewis
Manager

LAW OFFICES
Mitchell & Ariail
111 Manly Street
Greenville, S. C. 29661

7165
Donnie S. Tankersley
R.M.C.

FILED
GREENVILLE CO. S. C.
JUL 6 3 12 PM '83
DONNIE S. TANKERSLEY
R.M.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, rescissions or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.