

TRANSOUTH FINANCIAL CORP.

P.O. BOX 488
MAULDIN, S.C. 29562

FILED
GREENVILLE, CO. S. C.

YOUNTS, SPIVEY & GROSS

STATE OF SOUTH CAROLINA

AUG 17 4 58 PM '77

BOOK 1407 PAGE 385

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

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Whereas, HOWARD B. AND DELORES G. JOHNSON

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

THREE THOUSAND SIX HUNDRED TWENTY-TWO

in the principal sum of AND 99/100----- Dollars (\$ 3,622.99),

and, with interest as specified on said Note

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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 00/100----- 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 lot of land lying in the Town of Mauldin, County of Greenville, State of South Carolina, at the northeastern intersection of Green Street and unnamed Street and shown as Lot 2 on a Plat entitled "Property of Watson Green" which Plat is recorded in the RMC Office for Greenville County in Plat Book WW, Page 411, and having, according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Green Street at the joint front corner of lots 2 and 3 and running thence with the northern side of said lots, S. 70-23 W. 143.2 ft. to an iron pin on the eastern side of unnamed Street; thence along the side of said Street, N. 18-40 W., 200 ft. to an iron pin; thence N. 70-23 E. 140 ft. to an iron pin at the joint rear corner of lots 2 and 3; thence along the joint line of said lots, S. 19-37 E. 200 ft. to an iron pin at the point of beginning.

It is understood and agreed that this mortgage is second and junior in lien to that mortgage held by United Federal Savings & Loan (formerly Fountain Inn Federal Savings & Loan) recorded in the RMC Office for Greenville County in Mortgage Book 909 at page 264, on 12/17/62.

This is the identical property conveyed to the above mortgagors by deed of Grady A. Green recorded in the RMC Office for Greenville County in Deed Book 882 at page 504 on 1/14/70.

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