

PC Box 2332
Greenville SC 29602

FILED
GREENVILLE CO. S. C.
JUL 23 10 47 AM '79
CONNIE L. TAMMERSLEY
R.M.C.

1474 311

STATE OF SOUTH CAROLINA
COUNTY OF Greenville MORTGAGE OF REAL ESTATE

Whereas, James H. Smith

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

in the principal sum of Twelve Thousand Two Hundred Nine and 66/100 Dollars (\$ 12,209.66),
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 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 piece, parcel or lot of land, situate, lying and being on Thornwood Drive
near the City of Greenville, County of Greenville, State of South Carolina, and known
and designated as Lot no. 20 of a Subdivision known as Thornwood Acres, plat of which
is recorded in the RMC Office for Greenville County, South Carolina in Plat Book MM
at page 59, said lot having such metes and bounds as shown thereon.

This mortgage is junior in lien to that certain note and mortgage heretofore executed
unto Aiken Loan and Security Company recorded in Mortgage Book 1137 at page 69 in the
original amount of \$17,400.00.

This is the identical property conveyed to the mortgagor by deed of Robert F.
Shand and Antonia Z. Shand recorded in the R.M.C. Office for Greenville County
in Deed Book 971 at Page 833 dated April 15, 1973 and recorded April 19, 1973.

3.50CT

STATE OF SOUTH CAROLINA
SOUTH CAROLINA DEED COMMISSION
DOCUMENTARY
STAMP
JUL 23 1979
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