

Post Office Box 2332
Greenville, South Carolina 29602

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BOOK 1483 PAGE 378

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, John B. Phillips, Jr. and Evelyn B. Phillips

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 Five Thousand Five Hundred Ninety-Two and No/100 Dollars (\$5,592.00),
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 situate, lying and being in the
City of Greenville, County of Greenville, State of South Carolina, on the Southern
side of Lowndes Hill Road, being known and designated as Lot No. 1 on Plat of
property of John B. Phillips, Jr. and Evelyn B. Phillips, recorded in the R.M.C.
Office for Greenville County in Plat Book FFF at Page 93, and having, according
to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Lowndes Hill Road and Woodlark
Street, and running thence S. 2-28 W. 22.9 feet to a point on Woodlark Street;
thence S. 29-50 E. 147 feet to an iron pin; thence S. 34-04 E. 28.1 feet to an
iron pin; thence N. 74-51 E. 91.9 feet to an iron pin; thence N. 0-30 W. 150 feet
to an iron pin on Lowndes Hill Road; thence S. 89-30 W. 175 feet to the beginning
point.

This is the identical property conveyed to the Mortgagors herein by Deed of
Beulah Sue Smith Wood, dated April 10, 1964, recorded April 13, 1964, in the
R.M.C. Office for Greenville County in Deed Book 746 at Page 401.

This Mortgage is junior in lien to that certain Note and Mortgage heretofore
executed unto NCNB Mortgage recorded in Mortgage Book 955 at Page 113 in the
original amount of \$11,500.00.

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