

TRANSOUTH FINANCIAL CORPORATION
P.O. BOX 488
MAULDIN, SC 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

H. MICHAEL SPIVEY
S. P.O. BOX 809
MAULDIN, SC 29662
1027 1015
MORTGAGE OF REAL ESTATE

Whereas, MITCHELL OSCAR STEPHENS

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 Four Hundred Twenty-three and 74/100 Dollars (\$ 5,423.74),
with interest as specified in said note.

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 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 paid 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 lying in the State of South Carolina, County of Greenville, on the Southeastern side of East Butler Avenue, in the Town of Mauldin, shown as Lot No. 3 on a Plat of property of J.O. Shaver, recorded in the R.M.C. Office for Greenville County in Plat Book 11, Page 20, said lot running back to a depth of 194.3 feet on the Northeast side of a depth of 196.7 feet on the Southwest side and being 90 feet across the rear.

This is the same property conveyed to the mortgagor by deed of Marilyn M. Lipscomb recorded in the RMC Office for Greenville County in Deed Book 829, at Page 323 on 9/26/67, and by deed of E. Inman, Master, recorded in the RMC Office for Greenville County in Deed Book 829 at Page 325 on 9/26/67.

This mortgage is second and junior in lien to the mortgage given to Cameron-Brown Company, recorded in the R.M.C. Office for Greenville County in Book 1070, page 323 on 9/26/67.

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