

GREENVILLE CO. S. C.

EX 2 3 30 PM '77

BOOK 1301 PAGE 421

STATE OF SOUTH CAROLINA

DORRIS S. TARRERSLEY

R.M.C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

Whereas, James P. Moree and Helen Moree

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 Seven Thousand, Two Hundred and 00/100 Dollars (\$ 7,200.00),
and.

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

Ten Thousand, Three Hundred Twenty-Five & 00/100 Dollars (\$ 10,325.00),
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 lying in the State of South Carolina, County of Greenville, Austin Township, located on the Southern side of Fairlane Drive, off the Log Shoals Road, being shown and designated as Lot 117 on a Plat of property of William J. Grier, as made by C. F. Webb, Surveyor, and being described as follows:

BEGINNING at an iron pin on Fairlane Drive, corner of Lot 116 and running thence along the line of said lot, S. 44-30 W., 175.6 ft. to an iron pin on County Road; thence along said Road, N. 59-13 W., 98.9 ft. to an iron pin; thence along an easement for water line, N. 43-30 E., 198.7 ft. to an iron pin on Fairlane Drive; thence along said Drive, S. 45-40 E., 100 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 747, Page 447.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to First Federal Savings & Loan Association, recorded Mortgage Book 956, Page 44, R.M.C. Office for Greenville County.

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