

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.
FEB 15 4 45 PM '74
CLERK S. FARRERSLEY
REC'D.

BOOK 1201 PAGE 845

MORTGAGE OF REAL ESTATE

Whereas, James V. Green and Ida Mae L. Green

of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to TranSouth Financial Corporation, Mauldin, South Carolina, 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 Three Thousand Nine Hundred and 00/100 Dollars (\$ 3,900.00), 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 and 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, near the Town of Simpsonville, and shown as Lot 19 on a Plat of Section No. 2, West Georgia Heights, property of B. F. Reeves, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book WW, Page 149, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Seminole Drive, at the joint front corner of Lots 18 and 19 and running thence with the joint line of said lots, S. 0-53 W., 200 ft. to an iron pin on the line of property now or formerly of Pearl R. Daniel; thence with the Daniel line, S. 89-47 E., 100 ft. to an iron pin; thence N. 0-53 E., 200 ft. to an iron pin on the Southern side of Seminole Drive; thence with the side of said Drive, N. 89-47 W., 100 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 the mortgage given to Fountain Inn Federal Savings & Loan Assoc. (Now United Federal Savings & Loan Assoc.), recorded in Mortgage Book 910, Page 403, RMC Office for Greenville County.