

FILED
GREENVILLE CO. S. C.

Younts, Brown & Colfield

BOOK 1311 PAGE 175

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, William C. Taylor, Jr.

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 Ten Thousand Three Hundred Twenty & 00/100 Dollars (\$ 10,320.00),
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 and 00/100 Dollars (\$ 10,320.00),
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 Greenville County, State of South Carolina, known and designated as Lot #70 as shown on a Plat of subdivision known as McSwain Gardens, recorded in Plat Book GG at Page 75 in the R. M. C. Office for Greenville, and which Plat is hereby incorporated herein and referred to for a more particular description.

It is understood and agreed that this mortgage is second and junior in lien to that of C. Douglas Wilson in the amount of \$19,400.00 recorded in the R.M.C. Office for Greenville County in Mortgage Book 981, Page 345, dated 12/21/64.

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