

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE JUN 7 4 07 PM '74 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.M.C.

Whereas, Charles L. Bates and Frankie Ann Bates and Sarah E. Moody

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 Six Thousand, Six Hundred and 00/100 Dollars (\$ 6,600.00), 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, attorney's 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, attorney's 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 on the Southern side of Stokes Road in the County of Greenville, State of South Carolina, being a portion of Tract #1 of property of Lewis A. Stewart, Plat prepared by Campbell & Clarkson dated 8/15/67 and being designated as Tract 1-A on Plat of property of Lewis L. Gilstrap prepared by Campbell & Clarkson dated 7/16/70 and having according to said last mentioned Plat, the following metes & bounds, to-wit: BEGINNING at an iron pin on the Southern side of Stokes Road at the joint front corner of Lots 1 & 1-A, and running thence along the common line of said lots S. 10-00 W. 80 ft. to an iron pin; thence S. 32-32 W. 263.5 ft. to an iron pin; thence N. 61-25 W. 95 ft. to an iron pin; thence N. 28-52 E. 288.1 ft. to an iron pin on the Southern side of Stokes Road; thence along the said Stokes Road N. 88-10 E. 100 ft. to the point of Beginning. This is the same property conveyed to the Mortgagors and recorded in Deed Book 903, Page 444.

It is understood and agreed that this mortgage is second and junior in lien to that of Carolina Federal in the amount of \$22,500.00 recorded in Mtg. Book 1171, Page 50, dated 10/30/70.