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FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.H.C.

Whereas, MARY T. TAYLOR, FORMERLY KNOWN AS MARY T. WEBBER

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 FOUR THOUSAND FIVE HUNDRED SIXTY & 00/100 Dollars (\$ 4,560.00), 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 certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the southwest portion of lot 17 on a plat of Croft Stone Acres, as shown on plat thereof, recorded in the RMC Office for Greenville County in plat book "E" at pages 35 and 36 and having according to said plat, and a more recent survey entitled, "Property of J. J. & Irene J. Thruston" prepared by Thomas M. Welborn, dated March 10, 1948, the following metes and bounds, to-wit:
BEGINNING at an iron pin on the north side of Wedgewood Avenue, the joint corner of lots 17 and 18 and running thence with the joint line of said lots, N. 23-29 W., 180 feet to an iron pin; thence N. 78-30 E., 106.5 feet to an iron pin, corner of property now or formerly of L. E. Lincoln; thence with the line of said property, S. 12-45 E., 177 feet to an iron pin on the north side of Wedgewood Avenue; thence with the north side of Wedgewood Avenue, S. 78-41 W. 70 feet to the beginning corner.

It is understood and agreed that this mortgage is second and junior in lien to that certain mortgage held by First Federal Savings & Loan Association in the original amount of \$8,500.00 and recorded in mortgage book 1246 at page 477 in the RMC Office for Greenville County, dated August 25, 1972.

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