

RECORDING FEE
PAID \$ 3.50

BOOK 1370 PAGE 411

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
JUN 16 2 29 PM '76
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.

\$ 3.24
MORTGAGE OF REAL ESTATE

Whereas, Mitchell Oscar Stephens

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 Eight Thousand Forty and No/100 Dollars (\$ 8,040.00),
and,

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his succes-
sor 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 No/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, on the Southeastern side of East Butler Avenue, in
the Town of Mauldin, shown as Lot No. 3 on a Plat of property of J. O. Shaver,
recorded in the R.M.C. Office for Greenville County in Plat Book LL,
Page 20, said lot running back to a depth of 194.3 feet on the Northeast
side to a depth of 196.7 feet on the Southwest side and being 90 feet across
the rear.

This is the same property conveyed to the mortgagor by deed recorded in the
R.M.C. Office for Greenville County in Deed Book 829, Page 323.

This mortgage is second and junior in lien to the mortgage given to
Cameron-Brown Company, recorded in the R.M.C. Office for Greenville
County in Book 1070, Page 323.

