

RECORDING FEE
PAID \$ 3.50

FILED
GREENVILLE CO. S. C.

Mortgagee's Address: 140 W. Stone Ave.
Greenville, S.C. 29609

OCT 9 27 AM '70

BOOK 1379 PAGE 515

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C.

Whereas, James H. Sims, Jr. and Gail O Sims

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

indebted to TranSouth Finacial 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 Five Thousand Nine Hundred and Fifty-Two Dollars (\$ 5952.00),
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 and Twenty-Five 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, lot of land situate lying and being in the
State of South Carolina, County of Greenville and being located on the
northeastern side of Le Grande Blvd. and being further known as Lot
35 according to plat prepared by Dalton and Neves dated July 19, 1968 and
having according to said plat metes and bounds to wit:

BEGINNING at an iron pin on the northeastern side of Lady Marion Lane
(also referred to as Le Grande Blvd) at joint corner of Lots 33 and 35
and running thence with rear line of Lots 33 and 32, North 29-53 E. 149.8
feet to an iron pin; thence N. 60-07 W. 85.1 feet to an iron pin in line
of Sherwood Forest Subdivision; thence 51-30 E. 43.6 feet to an iron pin;
thence S. 45-55 W. 116.8 feet to an iron pin on the Northeastern side of
Lady Marion Lane; thence S. 60-02 E. 94.8 feet to beginning corner.

DER. This is the same property acquired by Mortgagor by Deed of James D.
Schmidt, et al dated September 10, 1974 and recorded at Deed Book 1007 at
page 728.

This is a second Mortgage.

CANCELLED
SOUTH CAROLINA
20 CENTS

5.2.40
CANCELLED
SOUTH CAROLINA
DOLLAR

4328 RW-2