

TRANSOUTH Financial Corp.

P.O. Box 488
Mauldin, S.C. 29662
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.
JAN 11 10 30 AM '77
DONNIE S. TANKERSLEY
R.M.C.

DOUGLAS, SMAY & GROSS

BOOK 1387 PAGE 135

MORTGAGE OF REAL ESTATE

Whereas, LEO MAURICE CANNON

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 Six Thousand Five Hundred Forty-Six and $\frac{31}{100}$ Dollars (\$ 6,546.31), 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 $\frac{00}{100}$ 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, lying and being on the northeasterly side of Ladson Street in the City of Greenville, South Carolina, being known and designated as Lot #18 on plat of property of Mrs. H.D. Wilkins as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F at page 209 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Ladson Street, said pin being the joint front corner of Lots 17 & 18 and running thence with the northeasterly side of Ladson street N. 11-57 W. 63.36 ft. to an iron pin, the joint front corner of Lots 13 & 19; thence with the common line of said lots N. 72-0 E. 157.5 feet to an iron pin, the joint rear corner of Lots 17 & 18; thence S. 72-0 W. 161.7 feet to an iron pin on the northeasterly side of Ladson Street, the point of beginning.

This is the identical property conveyed to the abovenamed mortgagor by deed of Leora J. Hannah recorded in the R.M.C. Office for Greenville County in Book 781 at page 513 on September 3, 1965.

This mortgage is junior in lien to that mortgage given to C. Douglas Wilson & Co. and recorded in the R.M.C. Office for Greenville County in Book 1006 at page 551 on September 3, 1965.

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