

P.O. Box 488
Mauldin, S.C.

BOOK 1390 PAGE 947

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 18 1977
COUNTY S. TANKERSLEY
R.M.C.

YOUNTS, SPIVEY & GROSS
MORTGAGE OF REAL ESTATE

Whereas, Christine C. Simmons

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 One Hundred Sixty-Eight and $\frac{31}{100}$ Dollars (\$6,168.31),
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

Twenty-Five Thousand and 00/100----- Dollars (\$ 25,000.00),
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 South side by Evening Way, being known and
designated as Lot No. 45, Section 2, Sunset Hights Subdivision, recorded
in Plat Book RR, Page 85, R.M.C. Office for Greenville County. Said lot
having a frontage of 103.9 feet on the South Side of Evening Way; a depth
of 229.5 feet on the West side, a depts of 200 feet on the East side and
a rear width of 100 feet.

This is the same property conveyed to the mortgagor by deed dated June 15,
1973, and recorded in the RMC Office for Greenville County in Deed Book 980
at page 242. (See, also, Deed recorded Book 879, Page 369).

It is understood and agreed that this mortgage is second and junior in lien
to the mortgage given to C. Douglas Wilson & Company, recorded in the RMC
Office for Greenville County in Mortgage Book 1142, Page 37, which Mortgage
has been assigned to Philadelphia Savings Fund Society, recorded in Book 1156,
Page 477.

This property conveyed by deed of James A. Simmons, Jr.

03571000

3571000

4328 RV-21