

TRANSOUTH FINANCIAL CORP.
P.O. BOX 422
MAUDEN, S.C. 29021

YOUNG, GIBBS & CROSS

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. MORTGAGE OF REAL ESTATE

1404 847

COUNTY OF GREENVILLE

JUL 22 1 58 PM '77

DONNIE S. TANKERSLEY

Whereas, JAMES N. MORGAN AND MADELLA R. MORGAN

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 Two Hundred Twenty-Four Dollars (\$ 8,224.41), and, with interest as specified on said Note,

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

Twenty-Five Thousand and No/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 situate, lying and being in the County of Greenville, State of South Carolina on the southeastern side of Chickasaw Drive, and being known and designated as Lot 47, on plat of Indian Hills recorded in the R.M.C. Office for Greenville County in Plat Book 29, page 4, and having, according to said plat, the following metes and bounds, to-wit:

W BEGINNING at an iron pin on the southeastern side of Chickasaw Drive at the joint front corner of Lots 6 and 7, and running thence along said Drive, N. 59-30 E. 100 feet to iron pin; thence along the joint line of Lots 7 and 8, S. 30-30 E. 175 feet to an iron pin; thence S. 59-30 W. 100 feet to iron pin; thence along the joint line of Lots 6 and 7, N. 30-30 W. 175 feet to the point of beginning.

This is the identical property conveyed to the above mortgagors by deed of Waymon H. Messey and Helen Grace Messey recorded in the RMC Office for Greenville county in Book 810 at page 42 on November 30, 1976.

This mortgage is junior in lien to that mortgage given to Aiken Loan & Security Co. recorded in the RMC Office for Greenville County in Book 1045 at page 487 on November 30, 1966 in the original amount of \$16,500.00

330

9847

4328 RV-2