TranSouth Financial Corp.
P.O. Box 10161
Charleston Heights, SC 29412

FILED
GREENVILLE CO. S. C.
YOUNTS, SPIVEY & GROSS
BOOK 1414 PAGE 304

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, We, James T. SIMS AND EVELYN B. SIMS,

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 Two Thousand Eight Hundred Seventy-Four and 76/100 Dollars ($ 2,874.76), WITH INTEREST AS SPECIFIED IN 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 19 and adjoining 20 foot strip to the rear of Lot No. 19 according to plat of Talmer Cardell and James H. Campbell, recorded in Plat Book Z at page 175 in the RMC Office for Greenville County, and having, according to a more recent survey by R. W. Walton in November 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Dargan Avenue, said iron pin being 100 feet Southeast of the intersection of Florida Avenue Extension and Dargan Ave., the joint front corner of Lots No. 19 and 20 and running thence with the line of Lot No. 20, N. 75-47 E., 200 feet to an iron pin; thence S. 14-13 E., 80 feet to an iron pin; thence with the line of Lot No. 18, S. 75-47 W., 200 feet to an iron pin on Dargan Ave.; thence with the said Dargan Ave., N. 14-13 W., 80 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of William W. Humphreys dated the 13 day of June, 1964, and recorded in the Clerk of Court's Office for Greenville County in Book 751, Page 83, on the 15 day of June, 1964.

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