

P. O. Box 2332  
Greenville, S. C. 29602

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE  
BOOK 1430 PAGE 441  
JAN 20 11  
C. W. S. TAYLOR, JR.  
REC.

Whereas, James and Janice Wallen

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 Ten thousand one hundred forty-eight dollars & ~~sixty one cent~~ Dollars (\$ \$10148.61),

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 dollars 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 lot of land with the buildings and improvements thereon situate on the north side of State Park Road near the City of Greenville, in the County of Greenville, State of South Carolina and shown as Lot No. 2 on plat of Property of W. T. Patrick and William R. Timmons, Jr., recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PP at Page 163 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of State Park Road at the joint front corner of Lots 1 and 2 and running thence along the line of Lot 1, N. 9-45 E., 435.6 feet to an iron pin; thence N. 80-15 W., 100 feet to an iron pin; thence with the line of Lot 3, S. 9-45 W., 435.6 feet to an iron pin on the north side of State Park Road; thence along the north side of State Park Road, S. 80-15 E., 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of S. T. Green, dated June 12, 1965, recorded December 7, 1965, in the RMC Office for Greenville County in Deed Book 787, at page 488.

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