

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

1440 811

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

Whereas, Mary J. Eller

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 \*\*Sixty One Hundred Seventy Seven & 50/100 \*\* Dollars (\$6177.50),  
with interest as specified in said note.

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 & 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 on the southern side  
of Senator Pettus Avenue, near the City of Greenville, in the County of Greenville,  
State of South Carolina, and known and designated as Lot No. 68 of a subdivision  
known as Sans Souci Heights, plat of which is recorded in the RMC Office for  
Greenville County in Plat Book 2, at page 53, and according to said plat, has the  
following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Senator Pettus Avenue, at the  
joint corner of Lots 67 and 68, and running thence with said Avenue, S. 69-48 W.,  
30 feet to an iron pin; thence continuing with said Avenue, N. 79-32 W., 44 feet  
to an iron pin; running thence with Lot No. 69, S. 11-42 W., 92.5 feet to an iron  
pin; running thence S. 77-38 E. 94 feet; running thence with Lot 67, N. 0-32 E.,  
113 feet to an iron pin, point of beginning.

This mortgage is junior in lien to that certain Note and Mortgage heretofore executed  
unto C. Douglas Wilson Co., recorded in said RMC Office in Mortgage Book 875, at page  
19. This is the identical property conveyed to the Mortgagor herein as Mary J. Rice,  
by deed of John C. Smith, dated August 26, 1963, recorded August 26, 1963, in Deed  
Book 730, at page 517.

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