

TranSouth Financial Corp.  
P.O. Box 488  
Mauldin, SC 29662

YOUNTS, SPIVEY & GROSS  
205 N. Main Street  
Mauldin, SC 29662

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1441 PAGE 981  
MORTGAGE OF REAL ESTATE

Whereas, FRANK J. SIMS AND LOIS C. 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 Eight Thousand Five Hundred Twenty-Eight  
and 64/100 Dollars (\$ 8,528.64),  
with interest as specified in said note.

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his suc-  
cessor 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 lying, being and situate in the County  
and State aforesaid, approximately one mile N-W of The Old Horse Creek School,  
Dunklin Township, and having according to a plat and survey made by F. E.  
Ragsdale, Surveyor, June 1, 1965, the following metes and bounds, to-wit:  
BEGINNING at a nail and cap in the center of the Dunklin Bridge Road, joint  
corner with other land of the Grantor, and running thence N. 57-00 E.,  
crossing an iron pin 21.2 feet from said starting point, a distance of 300  
feet to an iron pin, corner in other lands of the Grantor; thence with the  
joint line of other land of the Grantor S. 36-27 E. 146.4 feet to an iron  
pin, corner in other lands of the Grantor; thence with the joint line of other  
lands of the Grantor S. 57-00 W. 275 feet to a nail and cap in the center of  
said Dunklin Bridge Road; thence with the center of said Road N. 46-35 W. 100  
feet to an iron bolt (old) in the center of said Road; thence continuing with  
the center of said Road N. 45-00 W. 50 feet to the point of beginning, and  
bounded by other lands of the Grantor, the said Dunklin Bridge Road and lands  
of the Estate of W. M. McDougle across said Road. Said lot contains, according  
to said plat 0.96 acres, more or less

This is the same property conveyed to the above named mortgagors by deed of  
J. R. Sims, recorded in the RMC Office for Greenville County in Deed Book 813 at  
Page 233, on February 3, 1967.

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