

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

BOOK 1446 PAGE 586

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
MORTGAGE OF REAL ESTATE
6 4 19 78
L. S. TAMBORNEY
R.M.C.

Whereas, David C. Thomas and Lucky H. Thomas

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 **Eleven Thousand Nine Hundred Thirty Nine & 54/100** Dollars (\$ 11,939.54), 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 & 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 with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, lying and being on the southern side of Old Spartanburg Road, now called East North Street Extension, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of East North Street Extension at the joint front corner of property now or formerly of Robert Bell and running thence along East North Street Extension, South 57 West 110 feet to an iron pin at the corner of property now or formerly of Corrie Gray; running thence South 34, East 220 feet to an iron pin; running thence North 57 East 110 feet to an iron pin; running thence along line of property now or formerly of Robert Bell, North 34 West 200 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed of James K. Semones and Frances B. Semones recorded on March 13, 1972, in the RMC Office for Greenville County in Deed Book 938, at page 146. This mortgage is junior in lien to that certain note and mortgage heretofore executed unto First Federal Savings & Loan Association recorded in said RMC Office in Mortgage Book 1423, at page 364.

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