

TRANSOUTH FINANCIAL CORP.
P.O. Box 488
Mauldin, SC 29662

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

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S.C.

BOOK 1447 PAGE 523

COUNTY OF GREENVILLE

POT 18 10 42 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.M.C.

Whereas, JACK R. BUMGARNER AND CAROLE H. BUMGARNER

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

Four Thousand Four Hundred Forty-
in the principal sum of One and 18/100----- Dollars (\$ 4,441.18),
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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 140, located on the Northern side of Meadors Avenue, as shown on a plat of Augusta Acres Subdivision, which plat is of record in the Office of the RMC for Greenville County in Plat Book S at Page 201. Reference to said plat being craved for a metes and bounds description thereof.

This mortgage is junior in lien to that mortgage given to Thomas & Hill, Inc. recorded in the RMC Office for Greenville County in Mtg. Book 1248 at Page 176 on 9/7/72 and thereafter assigned to Seamen's Bank for Savings, New York, recorded in the RMC Office for Greenville County in Mtg. Book 1253 at Page 349 on 10/16/72.

This is the same property conveyed to the above mortgagors by deed of J. R. Parker and Nellie D. Parker recorded in the RMC Office for Greenville County in Deed Book 954 at Page 386 on 9/7/72.

GREENVILLE S.C.
DOCUMENTARY
STAMP
TAX 01.30

4328 RV-2