

TRANSOUTH FINANCIAL CORPORATION
P.O. BOX 488
MAULDIN, SC 29662

FILED
GREENVILLE CO. S. C.
AUG 20 9 55 AM '80

H. MICHAEL SPIVEY
P.O. BOX 809
MAULDIN, SC 29662

REC-1511 MAR 974

STATE OF SOUTH CAROLINA DONNIE S. JANKERSLEY
COUNTY OF GREENVILLE R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, DARLENE G. & WILLIAM A. SCHRECKENGOST, JR.

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 Twelve Thousand Four Hundred Thirty-one and 65/100 Dollars (\$ 12,431.65), 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 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 in the State of South Carolina, County of Greenville, City of Mauldin, shown and designated as Lot # 85 on a Plat of Holly Springs Subdivision, SECTION # 2, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Page 54, and which plat is hereby made for a more particular description.

This is the same property conveyed to the above named mortgagors by deed of Frank S. Leake, Jr., G. Sidney Garrett and J. Calvin Summey, recorded in the RMC Office for Greenville County in Deed Book 973 at Page 52 on April 20, 1973.

This mortgage is junior in lien to that mortgage given to Fidelity Federal Savings and Loan Association and recorded in the RMC Office for Greenville County in Mtg. Book 1273 at Page 352 on April 20, 1973 in the original amount of \$27,500.00.

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