

Post Office Box 2332
Greenville, South Carolina 29602

REC: 1542 REG: 116

STATE OF SOUTH CAROLINA FILED)
COUNTY OF GREENVILLE) S.C. MORTGAGE OF REAL ESTATE

MAY 26 11 42 AM '81

Whereas, JOHN R. PADGETT, JR. AND BLANCHE K. PADGETT

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 Four Thousand Nine Hundred Twenty-Seven & 57/100 Dollars (\$ 4,927.57), 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 hereof 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:

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ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in the area known as Sans Souci, and being known and designated as Lot No. 22 on plat of property of Hext M. Perry as shown by plat thereof recorded in Plat Book I at Page 33. Said Lot has a frontage of 50 feet on the Northern side of Rogers Avenue with a parallel depth of 150 feet and a rear width of 50 feet.

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This is the identical property conveyed to the Mortgagor herein by John Padgett by Deed dated May 27, 1969, recorded May 28, 1969, in Deed Book 868 at Page 616. John R. Padgett, Jr. conveyed an undivided one-half interest to Blanche K. Padgett by Deed dated October 6, 1971, recorded October 13, 1971, in Deed Book 927 at Page 351.

4.00CT

This mortgage is junior in lien to that certain note and mortgage heretofore executed unto Aiken-Speir, Inc. recorded in Mortgage Book 1354 at Page 915 in the original amount of \$19,000.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
\$ 2.00

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