

Post Office Box 2332
Greenville, South Carolina 29602

BOOK 1542 PAGE 268

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

FILED
CO. S. C.
MAY 11 3 17 PM '81

Whereas, J. CHARLES SMITH AND JOAN S. SMITH

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 One Hundred Fifty-four and 16/100 Dollars (\$ 12,154.16),
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 certain piece, parcel or lot of land lying, being and situate in Greenville County, South Carolina, and containing 2.4 Acres, more or less, as shown by Plat of Jones Engineering Service, dated June 15, 1967, which plat was heretofore recorded in the R.M.C. Office for Greenville County, South Carolina, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in an access road at a point 465 feet from Raymond D. Smith's corner, and running thence N. 38-40 W. 235 feet to an iron pin in said road; thence S. 51-20 W. 445 feet to an iron pin; thence S. 38-40 E. 235 feet to an iron pin; thence N. 51-20 E. 445 feet to an iron pin and said access road, the point of beginning.

This is the identical property conveyed to J. Charles Smith by Raymond L. Smith and Bertha P. Smith by Deed dated June 16, 1967, recorded June 16, 1967, in Deed Book 822 at Page 1. The said J. Charles Smith conveyed an undivided one-half interest to Joan S. Smith by Deed to be recorded simultaneously herewith.

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