

TranSouth Financial Corporation
P. O. Box 2332
Greenville, SC 29602

Mike Spruay

BOOK 1562 PAGE 237

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, JESSE E. MOREE

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 Two Thousand nine hundred ninety and 46/100 Dollars (\$ 2,990.46--),
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 lot of land lying in the State of South Carolina, County of Greenville, near the Town of Simpsonville, in Austin Township and being known and designated as Lot #23 on Plat of H.S. Brockman dated September 14, 1958 and recorded in the RMC Office for Greenville County and being described as follows:

BEGINNING at an iron pin on the Northern side of Gary Avenue and running thence S. 69-05 E. 80 feet to an iron pin; thence N. 21-30 E. 180 feet to an iron pin; thence N. 69-05 W. 80 feet to an iron pin on Reeves Drive; thence along Reeves Drive S. 21-30 W. 180 feet to the point of beginning.

This being the identical property conveyed to the above mortgagor by deed of B.F. Reeves recorded in the RMC Office for Greenville County in Deed Book 762 at page 180 on November 23, 1964.

This mortgage is junior in lien to that mortgage given to Aiken Loan and Security recorded in the RMC Office for Greenville County in Book 979 at page 157 on November 23, 1964 in the original amount of \$11,900.00

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