

TRANSOUTH FINANCIAL CORP. <sup>FILED</sup>  
P.O. BOX 488  
MAULDIN, SC 29662  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1423 PAGE 401  
YOUNG, SPIVEY & GROSS  
MORTGAGE OF REAL ESTATE  
PAGE 70 PAGE 403

Whereas JAMES A. MURRAY <sup>Gravell</sup>

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 Six Thousand Six Hundred Thirty-Eight & 51/100 Dollars (\$ 6,638.51 )  
and  
with interest as specified on said Note

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his succes-  
sor 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, attorney's 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, attorney's fees and Court costs.

7. Mortgagor agrees that he will pay as they become due the principal and interest on  
all notes, obligations, contracts or agreements, secured by any mortgage, lien, or security,  
interest having priority over this mortgage as to the property described herein. If the  
mortgagor fails to make any of the payments as provided in this section, mortgagee may  
pay the same and add any amounts so paid to the principal debt, and all sums so paid shall  
bear interest at the same rate as the principal debt secured hereby and shall be secured  
by this mortgage.

JUN 4 1979  
3-15-95  
TRANSOUTH FINANCIAL CORPORATION  
PAID IN FULL AND SATISFIED THIS 28 DAY OF Aug, 1979.  
Shirley G. Hollee Manager  
Don Ray Witness  
Paul Chasing Witness

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under  
this mortgage or in the note(s) secured hereby. If the Mortgagee shall fully perform all the terms, conditions, and cove-  
nants of the mortgage, and of the note(s) secured hereby, then this mortgage shall be null and void; otherwise to remain in  
full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note(s) se-  
cured hereby, then at the option of the Mortgagee all sums then owing by the Mortgagor to the Mortgagee shall become  
immediately due and payable and this mortgage shall be foreclosed. Should the Mortgagee become a party to any suit  
involving this mortgage or the title to the premises described herein (excluding legal proceeding instituted for fore-  
closure or for the collection of the debt secured hereby) all costs and expenses reasonably incurred by the Mortgagee,  
and a reasonable attorney's fee shall be secured hereby and shall become due and payable thirty (30) days after demand.  
Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the debt secured hereby or any  
part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses includ-  
ing reasonable attorney's fees shall be secured hereby, shall become due and payable immediately or on demand, and  
may be recovered and collected hereunder.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs

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