

GREENVILLE CO. S. C.

JUN 21 4 23 PM '74

BOOK 1314 PAGE 449

STATE OF SOUTH CAROLINA CONNIE S. TANNERSLEY
COUNTY OF GREENVILLE R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, JIMMY F. NICHOLSON and CONNIE S. NICHOLSON

of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to TranSouth Financial Corporation, Mauldin, South Carolina, 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 Dollars (\$ 4,920.00), and,

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

Ten Thousand, Three Hundred, Twenty Five and 00/100 Dollars (\$ 10,325.00), 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 being shown and designated as Lot #33, Mountain Brooke Subdivision, on a Plat which is recorded in the RMC Office for Greenville County in Plat Book 4-F, Page 47, and reference to said Plat is hereby craved for a more particular description.

This is the same property conveyed to the Mortgagors herein by the Ervin Company by Deed recorded at Deed Book 932, Page 502, RMC Office for Greenville County and dated August 27, 1973.

It is understood and agreed that this mortgage is second and junior in lien to that mortgage of Cameron Brown, assigned to Liberty National Life and recorded in Mortgage Book 1289, Page 155, dated August 28, 1973.

