

GREENVILLE CO. S. C.

75 2 10 40 11 11 11

Younts. (case & field)

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S.C.

BOOK 1301 PAGE 413

MORTGAGE OF REAL ESTATE

Whereas, Robert L. Perry, III

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 Thirty-One Thousand Four Hundred Fifty and No/100 Dollars (\$ 31,450.00), 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

Thirty-One Thousand Four Hundred Fifty and No/100 Dollars (\$ 31,450.00), 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 with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, City of Greenville, County of Greenville on the south side of Pettigru Street being known as Lot No. 5, Block 14 on plat of Boyce Lawn addition, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book A at Page 179 and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the south side of Pettigru Street at the joint corner of Lots Nos. 4 and 5 and running thence along the line of Lot No. 4 S. 15-0 E. 196 feet to an iron pin; N. 76-45 E. 66'8" feet to an iron pin; thence along the line of Lot No. 6 N. 15-0 W. 196 feet to an iron pin on the south side of Pettigru Street; thence along Pettigru Street S. 76-45 W. 66'8" feet to beginning corner.