

FILED
GREENVILLE CO. S. C.

Younts, Reese & Cofield

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1304 PAGE 55
MORTGAGE OF REAL ESTATE

Whereas, ELBERT R. COKER AND HELEN C. COKER

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 Ten Thousand Two Hundred and No/100 Dollars (\$ 10,200.00),
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 No/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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina and being shown as Lot 18 on a plat of Heathwood recorded in the R.M.C. Office for Greenville County in Plat Book KK, page 35 and having according to a more recent survey prepared by Dalton & Neves, January, 1961, the following metes and bounds to wit:

BEGINNING at an iron pin on the southerly side of East Lee Road at the joint front corner of Lots 17 and 18 and running thence with the common line of said lots S. 9-54 W. 205.2 feet to an iron pin; thence, S. 80-06 E. 100 feet to an iron pin; thence, N. 9-54 E. 210.5 feet to an iron pin on the southerly side of East Lee Road; thence, with said road N. 83-06 W. 100.14 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 715, at page 473.

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