

FILED
GREENVILLE, CO. S. C.

BOOK 1305 PAGE 683

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, RICHARD D. HOWARD AND JACKIE M. HOWARD

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 FOUR THOUSAND EIGHTY AND NO/100 ----- Dollars (\$ 4,080.00),
and,

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, 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 & 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 certain piece, parcel or lot of land with buildings and improve-
ments thereon, situate, lying and being in the City of Greer, in the
County of Greenville, State of South Carolina, being known and designated
as Lot No. 19 on Plat of M. T. Gaines, which plat is recorded in the RMC
Office for Greenville County, S.C. in Plat Book D at page 260 and having,
according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Cannon Avenue at the
intersection with Hyatt Street and running thence along Cannon Street,
N. 82-15 W., 60 feet to an iron pin; thence N. 8-45 E., 163.2 feet to
an iron pin; thence N. 87-45 E., 60 feet to an iron pin; thence S. 8-
26 W., 173.2 feet to an iron pin, being the point of beginning.

4328-2