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STATE OF SOUTH CAROLINA FILED
GREENVILLE CO. S.C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, H. Frank Foster, and Virginia C. Foster

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

indebted to TransSouth 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 three hundred twenty five and 00/100 Dollars (\$10,325.00), 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 lot of land lying in the State of South Carolina, County of Greenville, in Greenville Township, near the City of Greenville on Rutherford Road and being further described as follows:

BEGINNING at a stake at corner of land now or formerly owned by A. G. New and that sold to A. Speegle and running thence with Rutherford Road, N. 55-06 E., 50 feet to an iron pin marking the land sold to W. D. Browning; thence N. 34-47 W., 200 feet to stake; thence S. 55 W., 50 feet to stake on line of land sold to A. Speegle; thence along line of land sold to A. Speegle, S. 34-47 E., 200 feet to the point of beginning.

ALSO: ALL that other piece, parcel or lot of land in the County and State aforesaid lying on Rutherford Road and being further described as follows:

BEGINNING at stake at corner of land deeded to Julius Heyward at corner of lot of land as deeded to Mrs. Carrie Adams and running thence N. 34-47 W., 213.4 feet to stake; thence N. 54-32 E., 8 feet to an iron pin in the corner of lot sold to W. D. Browning; thence S. 34-47 E., 213.4 feet along line of land sold to W. D. Browning to stake; thence S. 65-06 W., 8 feet to point of beginning.

THIS IS A SECOND MORTGAGE
SEE ATTACHED SHEET

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