

RECORDING FEE
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GREENVILLE CO. S. C.

BOOK 1323 PAGE 701

STATE OF SOUTH CAROLINA

SEP 30 12 05 PM '11

DONNIE S. WALKER
R. M. C.

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

Whereas, Robert Lee Marchant

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 three hundred twenty and no/100 Dollars (\$ 10,320.00),
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 lot of land located in the State of South Carolina, County of Greenville, about 8 miles North of Greer and 4 miles South of Gowansville, off the Northwestern side of State Highway No. 14, containing 11.4 acres, more or less, and being bounded on the West and Northwest by Verdin and Peace, on the Northwest by creek and on the Northeast and Southeast by other lands of the grantors and grantee and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern corner of a 4 acre tract heretofore conveyed to grantee and running thence N. 53 W. 480 feet to an iron pin; thence N. 54-50 W. 104 feet to an iron pin in center of a creek; thence along and with center of creek as a line, the following courses and distances: N. 5-30 E. 85 feet, N. 64-20 W. 32 feet, N. 3-20 W. 40 feet, N. 79-40 W. 51 feet, N. 19-50 W. 60 feet, N. 80-20 E. 102 feet, N. 48-25 E. 40 feet, N. 70-40 E. 73 feet, N. 0-35 W. 36 feet, N. 51-12 E. 170 feet, N. 35-30 E. 135 feet, to an iron pin thence N. 9 E. 67 feet, thence leaving creek and running S. 51-30 E. 243 feet to an old iron pin: thence S. 53 E. 708 feet to an iron pin: thence N. 35 E. 300 feet to an iron pin: thence N. 53 W. 420 feet to an iron pin: thence N. 35 E. 400 feet to the point of beginning.

THIS being a portion of that property conveyed to G. Harold Smith and Charlie O. Wolfe, Inc. in Deed Books 932, page 519 and 935, page 351, R. M. C. Office for Greenville County.