

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, PATRICIA J. PHILLIPS

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

indebted to FranSouth 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 SIX THOUSAND ONE HUNDRED TWENTY & NO/100 Dollars (\$ 6,120.00),
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 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 in the State of South Carolina, County of Greenville,
with buildings and improvements thereon, situate on the north side of
Aspenwood Drive in the Town of Simpsonville, Austin Township, being shown
as Lot No. 198 on Plat of Section III of Westwood Subdivision, recorded in
the RMC Office for Greenville County in Plat Book 47 at page 30 and having,
according to said plat, the following meter and bounds, to wit:

BEGINNING at an iron pin on the northern side of Aspenwood Drive at the
joint corner of Lots No. 197 and 198 and running thence along the line of
Lot No. 197, N. 0-21 W., 1-0 feet to an iron pin; thence N. 89-39 E., 86
feet to an iron pin; thence along Lot No. 199, S. 0-21 E., 140 feet to an
iron pin on the northern side of Aspenwood Drive, thence S. 89-39 W., 86
feet to the point of beginning.



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