

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, DONALD E. ROBERTS

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 SIX THOUSAND FOUR HUNDRED EIGHTY Dollars (\$ 6,480.00),
 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 lying in the State of South Carolina, County of Greenville, being the major portion of Lot No. 6, as shown on a Plat of Beechwood Hills, recorded in Plat Book 20 at page 35 and being described as follows:

BEGINNING at an iron pin on the northerly side of Beechwood Drive, joint corner of Lots 5 and 6 and running thence along the line of Lot 5, N. 35-36 W., 273.2 feet to an iron pin; thence S. 82-09 E., 255 feet to an iron pin at the corner of a 5 foot strip conveyed to Jeff P. Richardson, Jr.; thence S. 00-03 E., 132.1 feet to an iron pin on the northerly side of Beechwood Drive; thence along said Drive, N. 82-25 W., 55.3 feet to an iron pin; thence continuing along said Drive, S. 82-04 W., 39.7 feet to the point of beginning.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to United Federal Savings & Loan Association, formerly Fountain Inn Federal Savings & Loan Association, recorded in Mortgage Book 1012 at page 178.

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