

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1337 PAGE 667

MORTGAGE OF REAL ESTATE

Whereas, KENNETH HYATT AND DARLENE HYATT

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 SIX HUNDRED EIGHTY and 00/100 Dollars (\$ 4,680.00),
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 piece, parcel or lot of land lying, being and situate on the southern side of Longmeadow Road, being known and designated as Lot #64 as shown on a plat of Brooklen Gardens, recorded in the RMC Office for Greenville County in plat book JJJ, page 58 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of Longmeadow Road, at the joint front corner of lots 64 and 65; thence with the common line of said lots, S. 1-14 E., 104.6 feet to an iron pin; thence running S. 46-10 W., 24.3 feet to an iron pin; thence N. 73-22 E., 97.9 feet to an iron pin at the joint rear corners of lots 63 and 64; thence with the line of said lots N. 41-30 W., 116.5 feet to an iron pin on the southern side of Longmeadow Road; thence with the line of said road, S. 4-10 E., 110 feet to an iron pin at the point of beginning.

IT is understood and agreed that this mortgage is second and junior in lien to that certain mortgage held by First Federal Savings & Loan Association in the original amount of \$23,100.00 and recorded in mortgage book 1216 at page 360.