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STATE OF SOUTH CAROLINA

COUNTY OF Greenville

BONNIE S. TANNER R.M.C. MORTGAGE OF REAL ESTATE

Whereas, James E. and Barbara Eaton

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 & 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 & 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 certain piece, parcel or lot of land with all improvements thereon, situate, on the Southern side of Tryon Avenue in Paris Mountain Township, Greenville County, State of South Carolina, and being shown and designated as Lot 1 on a plat of property of John R. Childress and Ollie L. Childress made by Campbell and Clarkson September 11, 1970, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Tryon Avenue and running thence S. 7-23 W. 105 feet to an iron pin; thence S. 82-44 E. 74.5 feet to a pin at the rear of Lot 2 and running thence with the line of Lot 2, N. 10-22 E. 105 feet to a pin on Tryon Avenue; thence with the southern side of said Avenue, N. 82-37 W. 80 feet to the point of beginning.

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