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STATE OF SOUTH CAROLINA
COUNTY OF Greenville DONNIE S. TANKERSLEY R.M.C. MORTGAGE OF REAL ESTATE

Whereas, Edward James Watkins and Louise Watkins

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 Seven thousand eighty and no/100 Dollars (\$ 7,080.00), 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, situate, lying and being in the County of Greenville, State of South Carolina, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the joine front corner of Lots 10 and 12, on the southwestern side of Maggie Street, and running thence with said street N. 36-10 W. 80 feet to an iron pin; thence with the curve of the intersection of Maggie Street and Drummond Court, the chord of which is N. 83-40 W. 27 feet, more or less, to an iron pin on the southeastern side of Drummond Court; thence with said Court, S. 47-42 W. 75 feet to an iron pin; thence continuing with said Court S. 35-23 W. 75 feet to an iron pin, corner of Lot 21; thence with line of said lot, S. 40-34 E. 64.9 feet to an iron pin, rear corner of Lot 10; thence with line of said lot, N. 53-50 E. 160 feet to the point of beginning.



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