

YOUNTS, SPIVEY & GROSS

BOOK 1372 PAGE 953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUN 16 2 42 PM '67

DONNIE S. TANKERSLEY
R.M.C.

Whereas, William D. Brooks

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 and No/100 ----- Dollars (\$ 6,000.00),
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, Fairview Township, containing 14.83 acres, more or less, and having the following metes and bounds according to a plat by W. J. Riddle, Surveyor, dated September, 1957, beginning on the Neely Ferry Road on the line of Carrie Richardson property and running thence, along said Road N. 0-45 E. 474 feet to a bend; thence, still with said Road N. 7-55 W. 366 feet to a corner on Tom Goldsmith line; thence, due west 824 feet to a stone on R. L. Richardson line; thence due south 297 feet to a corner; thence S. 78 W. 240 feet to a stake; thence, due south 112 feet to a stake; thence S. 79 E. 374 feet to a corner near spring on branch; thence, along said branch as a line with a traverse call of S. 56-30 E. 393 feet to a white oak; thence N. 84-30 E. 241 feet to the beginning corner.

This is the identical property conveyed to the above mortgagor, William D. Brooks, by Deed of Lucius J. Armstrong, recorded in Deed Book 807 at page 122 and recorded on October 4, 1966.

This is junior to that certain mortgage to Fountain Inn Federal in the original amount of \$18,000 recorded in the R.M.C. Office for Greenville County in Book 1075 at page 641 and recorded in November, 1967.

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