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GREENVILLE CO. S. C.

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BOOK 1390 PAGE 559

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Ben P. McCall and Jewel F. McCall

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 Four Hundred and Forty-Six & No/cents Dollars (\$ 4446.00), 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 and Twenty-five dollars & No/cents 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 on the northeastern side of Roper Mountain Road near the City of Greenville, in the County of Greenville, State of South Carolina, and shown as a 2 06 acre tract on a Plat of Property of Ben Perry McCall by plat prepared by Gould & Associates, recorded in the R.M.C. Office for Greenville County in Plat Book 5-S at page 85, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Roper Mt. Road and running thence N. 8-17 E. 358.92 feet, running thence S. 60-25 E. 300.7 feet, running thence S. 5-48 W. 250 feet to an iron pin on the northeastern side of Roper Mt. Road, running thence with the northeastern side of said Road, N. 84-13 W. 108.2 feet, thence continuing with said Road, N. 80-07 W. 183 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the mortgagors herein by deed recorded in Book 1036 at page 757, and is shown on the Block Book for Greenville County as Lot 39.1, Block 1, Sheet 531.2., by deed of James Henry McCall, et al, recorded May 24, 1976.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAY-77
\$ 0.180
PB. 11218

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