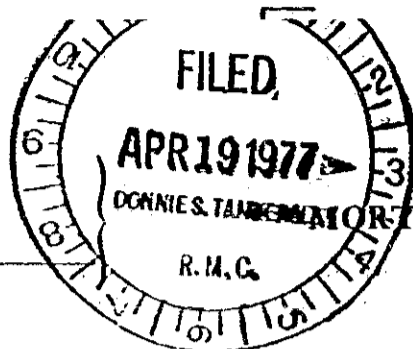


P.O. Box 488, Mauldin, S.C.



BOOK 1395 PAGE 27

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, Gene H. Johnson and Darlene Johnson

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 Thirty Three Hundred Seventy Four & 60/100***** Dollars (\$ 3374.60),
~~XXX~~ with interest as specified in said note.

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 piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the Count of Greenville, State of South Carolina, near the Old Buncombe Road and on what is now know as Cambridge Road and being a portion of the property of J.H. Johnson as shown on plat of T.C. Adams, Engineer, dated December 17, 1956 and adjoining property heretofore conveyed to the grantee by the grantor by deed recorded in Deeds Volume 690, Page 548, and having the following metes and bounds, to-wit:

BEGINNING at a point on Cambridge Road at the corner of property heretofore conveyed to the grantee and running thence along the line of said property N. 81-15 W. 224.2 feet to a point in the line of the Clarence C. Johnson property; thence along the line of that property N. 9-35 E. 70 feet to a point; thence turning and running S. 81-15 E. 224.2 feet to a point on Cambridge Road; thence along Cambridge Road S. 10-0 W. feet to the point of beginning.

Derivation: J.A. Johnson, 8-13-69.

4328 RV-2