

TRANSOUTH FINANCIAL CORPORATION
P.O. BOX 408
MAULDIN, S.C. 29555

BOOK 1404 PAGE 188
YOUNG, SMITH & GROSS

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S.
25
25

MORTGAGE OF REAL ESTATE

Whereas, H. P. Beaman

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 Two Thousand Three Hundred Thirty-Three and 98/100 Dollars (\$ 2,333.98), and, with interest as specified on 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

Twenty-Five Thousand and No/100 Dollars (\$ 25,000.00).

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, being and situate in the County and State aforesaid, containing acres, more or less, according to Plat and survey by C. O. Riddle in June, 1968 and having, according to said Plat, the following courses and distances, to-wit:

BEGINNING at an iron pin and stone, corner with lands of George E. Woods, on line of land of West Virginia Pulp & Paper Co., and running thence with the joint line of said Pulp & Paper Company, N. 5-51 E., 617.6 ft. to an iron pin, corner on line of said Pulp & Paper Co., in or near a branch; thence with the branch as a line along line of property of J. M. Peden, S. 70-07 E. 99.4 ft., thence S. 34-13 E., 168.9 ft.; thence S. 48-33 E., 120.6 ft. to an iron pin in or near said branch; thence S. 45-29 E., 237.2 ft. to nail in the center line of bridge over said branch; thence S. 12-02 W., 319.4 ft. to an iron pin corner on line of George E. Woods; thence with the line of said George E. Woods, N. 23-37 W., crossing the Peden-Hillside Road, 622.9 ft. to the point of beginning.

This is the same property conveyed to the mortgagor by deed of J. M. Peden recorded in the R.M.C. Office for Greenville County in Deed Book 947, Page 322 on June 26, 1968.

4328 RV-2