

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
1977
3 11 PM '77
DORINE S. TANKERSLEY
R. H. C.

BOOK 1441 PAGE 443

MORTGAGE OF REAL ESTATE

Whereas, Geraldine M. Crumley

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 **Ten Thousand One Hundred Forty-eight & 61/cents** Dollars (\$ 10,148.61),
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

Twenty-Five Thousand and 00/Cents ***** 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 designated as Lot 12 and part of Lot 13 containing 6.62 acres more or less as shown according to a Plat of Tall Pines Estates prepared by R. B. Bruce, Registered Land Surveyor, dated April 12, 1976, and according to a supplemental plat prepared by R. B. Bruce, Registered Land Surveyor, dated September 19, 1977, having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the common corner between Lots 7 and 10, and running thence N. 34-37 E. 444.7 feet along the common boundary of Lot 12 and Lot 10 to a point in the center of State Park Road; thence running S. 50-20 E. along the center line of State Park Road for 50 feet; thence S. 34-37 W. 426.3 feet along the common boundary line between Lots 11 and 12 to an iron pin; thence S. 70-50 E. 281.1 feet along the common boundary of Lot 11 to a creek; thence S. 28-30 W. 140 feet along said creek; thence S. 7-36 W. 309.9 feet along said creek; thence S. 17-17 W. 303.3 feet to an iron pin and common corner with Lot 13; thence N. 53-2 W. 497.3 feet to an iron pin along the boundary between Lots 6, 12 and 13; thence N. 27-56 E. 600 feet along the boundary of Lots 6 and 7 to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by Deeds recorded in Deed Book 1075 at Page 184 and Deed Book 1065 at Page 832, of William A. Crumley dated March 13, 1978 and deed of Grady L. Stratton, as Trustee and Dreugh R. Evins dated September 29, 1977.

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