

Box 2332  
Greenville, S. C. 29602

GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, Henry L. Makins

of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to IranSouth 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 **\*\*\*Thirteen Hundred Nineteen & 13/100\*\*\*** Dollars (\$1319.13), 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 & 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 situate, lying and being near White Horse Road, in the County of Greenville, State of South Carolina and shown on a survey entitled Property of Henry Makins, prepared by Webb Surveying Co., July, 1968 and according to said plat has the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern corner of the within described tract and on line of property of William N. Rosemond and running thence with that line S. 40-15 E. 249.5 feet to an iron pin; running thence S. 45-41 W. 292.4 feet to an iron pin at a branch; running thence with the branch as the line, the traverse of which is N. 0-43 W. 223 feet and N. 10-10 W. 102.7 feet to an old iron pin; running thence N. 47-07 E. 68 feet to the beginning corner, containing 1 acre, more or less. TOGETHER WITH a 50 foot right-of-way for ingress and egress across other property of Noah J. Rosemond and Julia R. Goldsmith, beginning along the southeastern property line of said property 1467 feet more or less to the White Horse Road.

This is the identical property conveyed to the Mortgagor herein by deed of Noah J. Rosemond and Julie R. Goldsmith by deed dated July 6, 1971, recorded March 21, 1972 in deed Book 952 at Page 433.

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