

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
NOV 25 AM '79  
DON O. ROLLINS SR.

1418 8332

MORTGAGE OF REAL ESTATE

Whereas, Don O. Rollins, Sr.

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 Six Thousand Six Hundred Ninety-Four and 65/100 Dollars (\$6,694.65),  
with interest as specified in said note.

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his succes-  
sor 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 situate, lying and being on the Southern  
side of Calvert Street and on the Western side of Ledbetter Street, near the  
City of Greenville, in the County of Greenville, State of South Carolina, and  
known and designated as a portion of Lots Nos. 28 and 29 of a Subdivision of  
property of J. R. West, recorded in Plat Book C at Page 190, and according to  
a more recent survey by Webb Surveying Company dated October, 1978, has the  
following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of  
Calvert Street and Ledbetter Street and running thence with the Western side  
of Ledbetter Street S. 16-35 E. 64.9 feet to an iron pin; running thence S.  
74-25 W. 79.51 feet to an iron pin; running thence N. 15-12 W. 65.73 feet to  
an iron pin on the Southern side of Calvert Street; running thence with said  
Street N. 75-02 E. 77.95 feet to an iron pin, point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of  
Bankers Trust of South Carolina, etc., dated October 27, 1978, recorded  
November 3, 1978, in Deed Book 1091 at Page 197.

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