

Post Office Box 2332
Greenville, S.C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
57 PM '79
W. W. WILKINS

BOOK 1485 PAGE 262

MORTGAGE OF REAL ESTATE

Whereas, Betty Joe Bailey

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 Nine Hundred Thirty-Seven and 99/100 Dollars (\$2,937.99),
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 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, Town of Fountain Inn, and shown as Lot No. 6, Block B, on a Plat of Friendship Heights Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 159, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Fork Road (also known as Garrett Street) at the joint front corner of Lots Nos. 6 and 7, and running thence with the joint line of said Lots S. 13-30 E. 187.4 feet to an iron pin; thence S. 42-45 W. 68 feet to an iron pin; thence N. 81-46 W. 25 feet to an iron pin at the joint rear corner of Lots Nos. 6 and 5; thence with the joint line of said Lots N. 13-30 E. 215 feet to an iron pin on the Southern side of Fork Road; thence with the side of said Road N. 76-0 E. 80 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the Mortgagor herein by Jimmy M. Austin and Ruby N. Austin by Deed dated May 2, 1975, recorded May 7, 1975, in Deed Book 1017 at Page 919.

This Mortgage is junior in lien to that certain Note and Mortgage heretofore executed unto the United States of America recorded in Mortgage Book 1338 at Page 639 in the original amount of \$15,000.00.

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