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Greenville, South Carolina 29602

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GREENVILLE CO. S. C.

BOOK 1487 PAGE 390

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

4 6 2 51 PM '79
DONNE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Floyd L. Ballew and Omie H. Ballew

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 Three Thousand Two Hundred Ninety-Five and 53/100 Dollars (\$ 3,295.53), 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, School District 10C, being known as Lot No. 108 of a Subdivision known as Parker Heights, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Marion Road at joint front corner of Lots 108 and 109 and running thence along Marion Road S. 30-55 W. 50 feet to an iron pin, joint front corner of Lots 108 and 107; running thence S. 59-50 E. 150 feet to an iron pin; running thence N. 31-10 E. 50 feet to an iron pin, joint rear corner of Lots 108 and 109; running thence N. 59-50 W. 150 feet to an iron pin on Marion Road, beginning corner.

This is the identical property conveyed to the Mortgagors herein by Edgar A. Carter by Deed dated July 18, 1972, recorded July 18, 1972, in Deed Book 940 at Page 238.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON 4/6/79 AT 2:51 PM BY DONNE S. TANKERSLEY, R.M.C.

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