

Pl. No. 2332  
Greenville, S.C. 29602

BOOK 1495 800

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

FILED  
R.M.C. OFFICE  
FEB 18 2 32 PM '80  
TAN-ERSLEY  
R.M.C.

Whereas, Barry W. McPeake and Jacalyn McPeake

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 Nine Thousand Four Hundred Twenty Six & 60/100 Dollars (\$ 9,426.60),  
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 Dollars and 00/100 \*\*\*\*\* 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, together with all buildings and improvements thereon, situate, lying and being on the Western side of Gayle Street, Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 23 on a plat of Rockvale, Section One, made by J. Mac Richardson, RLS, dated October, 1958, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Page 108, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Gayle Street, at the joint front corner of Lots Nos. 23 and 22, and running thence with the common line of said Lots S. 88-02 W. 190 feet to an iron pin; thence S. 1-58 E. 75 feet to an iron pin; thence with the common line of Lots Nos. 23 and 24 N. 88-02 E. 190 feet to an iron pin on the Western side of Gayle Street; thence with the Western side of Gayle Street N. 1-58 W. 75 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by George T. Marcum, Jr., and Helen L. Marcum by Deed dated March 9, 1977, recorded March 10, 1977, in Deed Book 1052 at Page 429.

REC-1020  
4.0001

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