

TRANSOUTH FINANCIAL CORPORATION  
P.O. BOX 488  
MAULDIN, SC 29662

H. MICHAEL SPIVEY

BOOK 1500 PAGE 675

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, ANNIE RUTH IRBY

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 FOUR HUNDRED THIRTY-EIGHT AND 12/100ths (\$ 3,438.12), 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 with all improvements thereon, containing approximately 78.40 acres, situate, lying and being in Fairview Township, Greenville County, State of South Carolina and being designated as Lot #3 on plat of property of Grace Sweeney, Joe Sweeney and Henry Sweeney, made by C.O. Riddle, R.L.S., in April, 1960, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR at Page 43 and having according to said Plat the following description: BEGINNING at an iron pin in the center of a County Road at the joint corner of Lots 2 & 3 and running thence with the line of Lot # 2 S. 29-44 W., 332.1 ft. to an iron pin; thence S. 53-46 W., 86 ft. to an iron pin; thence N. 81-00 W., 146 ft. to an iron pin; thence S. 74-59 W., 64.5 ft. to an iron pin; thence S 35-10 W., 800 feet to an iron pin; thence S 26-30 W., 1,582.5 ft. to an iron pin in a County Road; thence with said County Road and beyond S. 61-25 E. 1,645 ft. to a stone; thence N. 10-13 E., 2,097.4 ft. to an iron pin, thence N. 30-58 E., 684.8 ft. to an iron pin near a County Road; thence along the County Road N. 26-11 W., 531.5 ft. to an iron pin in the center of an intersection of the County Road with a road to the United Church; thence along the County Road S. 78-06 W., 153.2 ft.; N. 65-19 W., 100 ft. and N. 58-28 W., 100 ft. to an iron pin, the point of beginning.

This is the identical property conveyed to the above named mortgagor by deed of Joe W. and Beatrice P. Sweeney recorded in the RMC Office for Greenville County in Deed Book 1049 at Page 203 on 1/6/77.