

Post Office Box 2332
Greenville, S.C. 29602

BOOK 1520 PAGE 249

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, Larry Jay Crowder

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 Fifteen Thousand Two Hundred Sixty-Two & 08/100 Dollars (\$ 15,262.08),
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 situate, lying and being on the Southeastern side of Crowder Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and shown as the property of Larry J. Crowder on a plat prepared by Wolfe and Huskey, Inc., dated 11-14-77, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Crowder Drive, which iron pin is 266.1 feet Northeast from the intersection of said Drive and Cripple Creek Road, and running thence with the Southeastern side of said Drive N. 49-53 E. 145.8 feet to an iron pin; thence continuing with said Drive N. 71-56 E. 68.2 feet to an iron pin; running thence along the joint line of this tract and other property of the Mortgagor herein S. 21-56 E. 256.9 feet into the line of property now or formerly of Oran M. Howard; running thence with the joint line of said tracts S. 69-25 W. 137.5 feet to an iron pin; running thence N. 40-01 W. 224.9 feet to an iron pin, point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by Deed of Hubert Walls by Deed recorded in the R.M.C. Office for Greenville County in Plat Book 1051 at Page 87.

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