

Post Office Box 2332
Greenville, South Carolina 29602

GREENVILLE, S.C.
FILED
FEB 26 3 02 PM 1981
DONNIE S. BANKERSLEY
R.M.C.

BOOK 1533 PAGE 665

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, GUY H. EDWARDS

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 Nine Hundred Thirty-Four & 22/100 Dollars (\$ 9,934.22),
with interest as specified in said note.

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his succes-
sor in title, at any time before the cancellation of this mortgage, which additional advanc-(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
paid 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:

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ALL that lot of land in Greenville County, South Carolina, being known and
designated as Lot No. 26 on a plat of Augusta Acres, property of Marsmen, Inc.,
recorded in the R.M.C. Office for Greenville County in Plat Book S at Page
201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Henderson Avenue, joint corner
of Lots Nos. 25 and 26, and running thence with the line of Lot No. 25 N. 8-16 W.
200 feet to an iron pin; thence with the rear line of Lot No. 47 N. 81-44 E.
100 feet to an iron pin, joint corner of Lots Nos. 26 and 27; thence with the
line of Lot No. 27 S. 8-16 E. 200 feet to an iron pin on the Northern side of
Henderson Avenue; thence with Henderson Avenue S. 81-44 W. 100 feet to an iron
pin, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by Frank P.
McGowan, Jr., as Master in Equity, by Deed dated June 28, 1978, recorded
October 30, 1978, in Deed Book 1090 at Page 907.

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