

TranSouth Financial Corporation  
P. O. Box 2332  
Greenville, SC 29602

BOOK 1582 PAGE 980

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
CO. S. C.  
3 28 PM '82  
W. ERSLEY  
R.M.C.

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 Twelve thousand four hundred thirty-one and 65/100 Dollars (\$ 12,431.65),  
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 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 RMC 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 north side of Henderson Avenue, joint corner of Lots No. 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 north side of Henderson Avenue; thence with Henderson Avenue, S. 81-44 W. 100 feet to an iron pin, the point of BEGINNING.

This being the identical propety conveyed to the mortgagor by deed of Frank P. McGowan, Jr., Master in Equity, recorded in Deed Book 1090 at page 907 in the Office of the RMC for Greenville County on October 30, 1978.

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