

P. O. Box 6547, Greenville, S. C. 29606

BOOK 1576 PAGE 5

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, John W. Mulkey, Jr. and Linda D. Mulkey

of the County of _____, 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 Six Thousand Ninety-Nine and 06/100 Dollars (\$ 6,099.06),
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 in Greenville Township, Greenville County, State of South Carolina, about four miles west of the City of Greenville, near the Old Easley Bridge Road, being known and designated as a portion of Lot 10 on a subdivision known as Avice Dale, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book B at Page 53, and having, according to a plat of the Property of Creatie S. Rothel made September 1, 1954, by Pickell and Pickell, Engineers, and according to a plat of Property of N. Q. Cline and Martha A. Cline, made March 12, 1955, by Pickell and Pickell, Engineers, being shown as Lot A on said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Avice Dale Drive, joint front corner of Lots A and B, and running thence S. 58-40 E. 206.5 feet to an iron pin, joint rear corner of Lots A and B; thence N. 35-31 E. 96 feet to an iron pin; thence N. 47-44 W. 214 feet to an iron pin on the southeastern side of Avice Dale Drive; thence along the southeasterly side of Avice Dale Drive S. 32-23 W. 136 feet to an iron pin, point of beginning.

DOCUMENTARY STAMP

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