

1905 Laurens Rd., Greenville

BOOK 1582 PAGE 770

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
OCT 8 12 08 PM '82
DONNIT S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Larry G. Shaw

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 Ten Thousand Ninety and 54/100 Dollars (\$ 10,090.54),
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 on the northern side of Dove Lane near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 162, Super Highway Home Sites, as shown on a plat prepared by Dalton and Neves, dated May, 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 53 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Dove Lane at the joint front corner of Lots 162 and 163 and running thence with the line of Lot 163 N. 18-31 W. 188.3 feet to an iron pin on the southern side of Warehouse Court; thence with the southern side of Warehouse Court S. 75-31 W. 25 feet to an iron pin at the joint rear corner of Lots 161 and 162; thence with the line of Lot 161 S. 15-52 W. 121.7 feet to an iron pin at the joint corner of Lots 160, 161, and 162; thence with the line of Lot 160 S. 16-57 E. 92.6 feet to an iron pin on the northern side of Dove Lane; thence with the northern side of Dove Lane N. 69-50 E. 90 feet, to the point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by Marion R. Fuller by deed recorded July 1, 1966, in the R.M.C. Office for Greenville County in Deed Book 861 at Page 299.

THIS mortgage is junior in lien to that certain note and mortgage heretofore executed unto Carolina Federal and recorded in Mortgage Book 1033 at Page 66.

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