

P.O. Cop 2332
Greenville, S.C. 29602

BOOK 1603 PAGE 731

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
APR 26 10 50 AM '03
DONNIE TAYLORSLEY
R.M.C.
MORTGAGE OF REAL ESTATE

Whereas, Brody D. Sexton

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 Thirteen Thousand Eight Hundred Ninety-Seven and 36/100 (\$ 13,897.24),
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 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 certain piece, parcel or lot of land, situate, lying and being in
Greenville County, State of South Carolina, in Monaghan Mill Village, being
known and designated as Lot No. 11, Section III, plat recorded in Plat Book S
at Pages 179-181, R.M.C. Office for Greenville County, and having the following
metes and bounds:

BEGINNING at an iron pin on the Southern side of Poe Street, front corner of
Lots Nos. 10 and 11, thence with said Lots S. 10-42 W. 94.4 feet to an iron
pin on the Northern side of 15 foot alley; thence along said alley N. 79-06 W.
76 feet to an iron pin; thence N. 10-42 E. 94.1 feet to an iron pin on said
Street; thence with said Street S. 79-30 E. 78 feet to the beginning.

THIS is the identical property conveyed to the Mortgagor herein by Frank P.
McGowan, Jr., Master, by deed dated August 21, 1970, and recorded in the R.M.C.
Office for Greenville County in Deed Book 896 at Pages 584-586.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 25 03
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