



VOL 1081 PAGE 741

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, EDWARD MILTON ROBINSON AND ANGELA R ROBINSON

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 Two thousand four hundred eighty one dollars and 99/100llars (\$ 2,481.99). 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 dollars and 00/100----- Dollars (\$25,000.00), plus interest thereon, attorneys' fees and Court costs and provided that this mortgage shall not secure any future loan subject to the Federal Truth-in-Lending Act unless at the time of the future loan any legally required disclosure of this mortgage with respect to such future loan is made.

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 the State of South Carolina, County of Greenville, approximately 482.2 feet from McCauley Road consisting of 1.0 acres, more or less, as shown on a survey for Edward M. Robinson and Angela Rene Robinson by Jeffrey M Plumblee, RLS, dated June 20- 1984 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-Q at page 77, reference being made to said plat for the metes and bounds thereon.

AN EASEMENT for ingress and egress over and across that certain dirt road running from McCauley Road to the property of the Grantor herein and across the northwestern edge of the property of the Grantor to the tract herein; said easement to attach to the property herein conveyed. Said easement shall be twenty (20') feet in width.

This conveyance is made subject to all easements, restrictions, rights of way, zoning ordinances, and roadways, which may appear by examination of the public record of the premises herein described.

This being the same as that conveyed to PARK PLACE, INC. by deed of Edward M. Robinson and Angela Rene Robinson dated December 14, 1983 and recorded February 24, 1984 in Deed Book C-1206 at page 873 in the RMC Office for Greenville County, South Carolina.