

TranSouth Financial Corp.  
P.O. Box 483  
Mauldin, S.C. 29162

GREENVILLE CO. S.C.

1998 JUN 29  
YOUNTS, SPIVEY & GROSS  
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Whereas, FRANK H. AND BARBARA T. KING

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

Four Thousand Two Hundred Thirty-Four  
in the principal sum of and 29/100 Dollars (\$ 4,234.29),  
and, with interest as specified on 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 situate, lying and being in the County of Greenville, State of South Carolina, near the Town of Mauldin on the southwestern side of Swinton Drive, being known and designated as Lot #59 on plat of Windsor Park, recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR at page 25 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Swinton Drive, at the joint front corner of Lots #58 & 59 and running thence along the joint line of said lots S. 86-03 W. 120.6 ft. to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot #59 N. 45-50 E. 86.4 ft. to an iron pin at the joint rear corner of Lots #59 & 60; thence along with the joint line of said lots N. 52-32 E. 142.8 ft. to an iron pin on the southwestern side of Swinton Drive; thence along said Drive as follows: S. 36-28 E. 23.1 ft. to an iron pin; thence S. 29-14 E. 54.5 ft. to an iron pin; thence S. 13-54 E. 60 ft. to an iron pin at the point of beginning.

This is the identical property conveyed to the above named mortgagor by deed of Charles H. Knight, Inc. recorded in the RMC Office for Greenville County in Deed Book 960 at page 223 on November 13, 1972.

This mortgage is junior in lien to that mortgage given to Fidelity Federal Savings & Loan in the original amount of \$16,850.00 recorded in the RMC Office for Greenville County in Book 1257 at page 21 on November 13, 1972.

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