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GREENVILLE, CO. S. C.

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BOOK 1412 PAGE 748

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

ROVHIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Bobby and Mary H. Tipton

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 One Thousand Forty-Two Dollars & forty-four cents Dollars (\$ 1042.44),
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 no/cents***** 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 lot of land being shown as Lot 20 on plot of
J. P. Stevens & Company, Section C, recorded in Plat Book
S at page 173 - 177 in the RMC office for Greenville County,
and fronting on Henry Street.

This property conveyed by W. T. McIntyre on December 22, 1971,
Deed book 932 at page 444.



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