

TRANSOUTH FINANCIAL CORPORATION
P.O. BOX 488
MAULDIN, SC 29662

H. MICHAEL SPIVEY
P.O. Box 809 809x1506 PAGE 641
MAULDIN, SC 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, RANDOLPH AND DOROTHY Y. HAWKINS

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 Six Thousand Four Hundred Ninety-seven and 75/100 Dollars (\$ 6,497.75),
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 certain piece, parcel or lot of land designated as Lot #125 on a plat entitled Pine Hill Village, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 168 and having according to said plat the following metes and bounds, to-wit:
 - BEGINNING at an iron pin on the north side of West Castle Road, joint corners of Lots Nos. 75 and 125 and running thence along said road following the curve N. 79-11 W. 73.14 feet to a point; thence running N. 48-56 W. 61.5 feet to a point; thence running N. 15-36 W. 30.7 feet to a point; thence running along lot # 75 S. 10-49 W. 75 feet to beginning corner.

This is the identical property conveyed to the above named mortgagors by deed of Harry L. Smith which was recorded in the R.M.C. Office for Greenville County in Book 721 at Page 178 on 4/24/63

This mortgage is junior in lien to that mortgage given to C. Douglas Wilson by Harry L. Smith and assumed by Randolph and Dorothy Y. Hawkins. The original mortgage was recorded in Book 906 at Page 51 in the R.M.C. Office on 11/7/62.

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