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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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DONNIE S. TANKERSLEY
R.M.C. MORTGAGE OF REAL ESTATE

Whereas, James W. Ferguson and Lola Mae Ferguson

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 Six Hundred & no/100----- Dollars (\$ 6,600.00),
and,

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

Ten Thousand Three Hundred Twenty-Five & no/100-- Dollars (\$ 10,325.00),
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 lying and being situate in the northeast corner of the intersection of Daisy Drive with Jacobs Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #17, according to Plat of Pine Hill Village, prepared by R.K. Campbell, dated July 9, 1962, and recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book QQ, at page 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Jacob Road, at the joint corner of Lots 16 and 17, and running thence along the joint line of said lots, N. 28-56 E. 110 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence along the joint line of said lots, N. 74-08 W. 113.9 feet to an iron pin at the joint front corner of said lots on the easterly side of Daisy Drive; thence along said Drive, S. 10-49 W. 55 feet to an iron pin; thence with the curve of the intersection of Daisy Drive and Jacob Road, the chord being S. 23-05 E. 43.4 feet to an iron pin on the northerly side of Jacob Road; thence along Jacob Road, S. 56-03 E. 65.1 feet to the point of beginning.

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