

YOUNTS, SPIVEY & GROSS

STATE OF SOUTH CAROLINA GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

Whereas, Louis E. Massingille and Bessie R. Massingille

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

Two Thousand Six Hundred Fifty-Five and 43/100 Dollars (\$ 2,655.43), 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

Ten Thousand Three Hundred Twenty-Five and 00/100 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 certain piece, parcel or lot of land with all improvements thereon or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville in Austin Township, being known and designated as Lot #93 in the Subdivision known as Eastdale Subdivision, plat of said Subdivision being recorded in the R.M.C. Office for Greenville County in Plat Book YY at page 118 and 119 and being more fully described as follows:

BEGINNING at an iron pin on the southern side of Mimosa Drive, joint corner with Lot #94 and running thence along said lot S. 15-00 W. 200 ft. to an iron pin; thence N. 75-00 W. 110 ft. to an iron pin; thence N. 15-00 E. 200 ft. to an iron pin on Mimosa Drive; thence along said Drive S. 75-00 E. 110 ft. to the point of beginning.

This is the identical property conveyed to the above named mortgagors by deed of Levis L. Gilstrap which was recorded in the R.M.C. Office for Greenville County in Deed Book 753 at page 335 on 12/14/64.

DOCUMENTARY STAMP TAX \$ 01.08

4328 RV-2