

FILED
GREENVILLE CO. S. C.

140 West Stone Avenue
Greenville, S. C. 29609

STATE OF SOUTH CAROLINA

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BOOK 1392 PAGE 850

COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, James E. Eaton

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 One Hundred Seventy-Seven & fifty cents Dollars (\$ 6177.50),
~~XXX~~ 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

Ten Thousand Three Hundred Twenty-Five & no/cents Dollars (\$ 10325.00),
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, together with all buildings and improvements thereon, situate, lying and being on the southern side of Tryon (Hall Road) in Greenville County, S.C., being shown and designated as Lot No. 2 on the plat of the property of John R. and Ollie L. Childress made by H. C. Clarkson, dated September 11, 1970 which is unrecorded and having the following metes and bounds, to-wit:

BEGINNING at a stake on the southern side of Tryon Avenue at the corner of Lot No. 3, and running thence S., 3-02 W., 105 feet to a point; thence N. 86-23 W., 83.4 feet to a stake in the line of Lot No. 3; thence N. 10-23 E., 105 feet to a stake on Tryon Avenue; thence S. 86-58 W., 70 feet to the point of BEGINNING.

The above property is the same conveyed to the mortgagor by deed of J. Douglas Mills and Montie N. Mills recorded on March 18, 1977 in the R. M. C. Office for Greenville County, S. C. in Deed Book , page .

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