

P. O. Box 6547
Greenville, SC 29606

BOOK 1311 PAGE 902

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

JUN 16 10 04 AM '83
DONNIE S. HALLSLEY

Whereas, Alfred O. Leamon and Ernestine H. Leamon

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 Nine Hundred Fourteen & 92/100 Dollars (\$ 6,914.92),
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 lot of land with buildings and improvements thereon, situate, lying and being on the northwest side of Prosperity Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 10 on Plat of Property of Roy A. Thomason made by Dalton & Neves, Engineers, December 1951, recorded in the R.M.C. Office for Greenville County in Plat Book Z at Page 181, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Prosperity Avenue at the joint front corner of Lots 9 and 10, and running thence along the line of Lot 9 N. 28-03 W. 251 feet to an iron pin; thence N. 61-57 E. 63 feet to an iron pin; thence with the line of Lot 11 S. 28-03 E. 231 feet to an iron pin on the northwest side of Prosperity Avenue; thence along said Avenue S. 44-24 W. 66 feet to the beginning corner.

THIS is the identical property conveyed to the Mortgagors herein by Richard F. Pollard and Peggy S. Pollard by deed recorded in the R.M.C. Office for Greenville County July 30, 1971, in Deed Book 921 at Page 457.

THIS mortgage is junior in lien to that certain note and mortgage heretofore executed unto Colonial Investment Company recorded in Mortgage Book 1200 at Page 577 in the original amount of \$14,450.00.

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