

P. O. Box 6547  
Greenville, S. C. 29606

BOOK 1632 PAGE 153

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
OCT 24 3 58 PM '83

Whereas, Gwendolyn S. McCall  
DONNIE S. TARKERSLEY  
R.M.C.

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 Twenty-four thousand nine hundred five & 90/100 Dollars (\$ 24,905.90),  
with interest as specified in said note.

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his succes-  
sor 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 piece, parcel or lot of land situate, lying and being on the Northern  
side of West Poinsett Street and the Western side of Spring Street, in the  
City of Greer, County of Greenville, State of South Carolina, and shown as the  
property of Una and Maree Ballenger on Plat prepared by Wolfe & Huskey, Inc.,  
dated May 11, 1976, and, according to said Plat, has the following metes and  
bounds, to-wit:

BEGINNING at an iron pin on the Northern side of West Poinsett Street, the  
joint corner of this property and property now or formerly of Mrs. R. A. Ford,  
and running thence with the joint line of said Lots N. 07-32 E. 207.6 feet to  
an iron pin in the line of property now or formerly of B. T. Edwards; running  
thence with that line S. 62-20 E. 115.6 feet to an iron pin on the Western side  
of Spring Street; running thence with the Western side of said Street S. 07-57 W.  
193.8 feet to an iron pin at the intersection of said Street with West Poinsett  
Street, which intersection is curved, the chord of which is S. 07-56 W. 5 feet;  
and thence continuing along the Northern side of West Poinsett Street N. 65-12 W.  
109.4 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by deed of Iron  
Horse Guild, Inc. recorded on October 24, 1983, in Deed Book 1199 at Page 91.

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