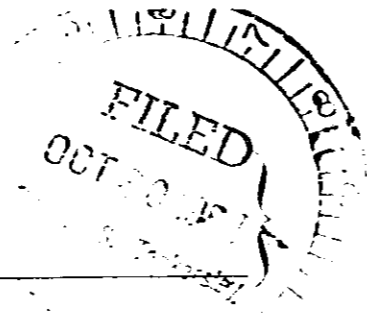


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



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MORTGAGE OF REAL ESTATE

Whereas, Melvin E Raines and Deborah J Raines

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 Two Thousand, Four Hundred Eighty one & 99/100 Dollars (\$ 2481.99), 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 & 00/100 Dollars (\$ 25,000.00), plus interest thereon, attorneys' fees and Court costs and provided that this mortgage shall not secure any future loan subject to the Federal Truth-in-Lending Act unless at the time of the future loan any legally required disclosure of this mortgage with respect to such future loan is made.

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 in Conestee being shown and designated as Lot 46 according to a plat of survey by Madison H. Woodward designated "Conestee Plat No. 3" recorded in Plat Book Y, at Page 121 in the RMC Office for Greenville County. Said Lot 46 lies on the southeastern side of Sixth Street near the intersection of Sixth Street and Sixth Avenue. The dimensions of said Lot or parcel are 60 feet frontage upon Sixth Street by 200 feet of depth. Reference is hereby craved to the above referred to plat for a more complete description.

This is the identical property conveyed from Mason A Goldsmith and Henry P Willimon to Melvin E Raines and Deborah Jean Raines recorded April 9, 1976 in Deed Book 1034, page 459 in the RMC Office of Greenville, County.

ALL that piece, parcel or lot of land situate, lying and being in Constee being shown and designated as Lot 45 according to a plat of survey by Madison H. Woodward designated "Conestee Plat No. 3" recorded in Plat Book Y, at Page 121 in the RMC Office for Greenville County. Said Lot 45 lies on the southeastern side of Sixth Street near the intersection of Sixth Street and Sixth Avenue. The dimensions of said lot or parcel are 51 feet frontage upon Sixth Street by 200 feet of depth. Reference is hereby craved to the above referred to plat for a more complete description.

CONTINUED SEE ATTACHED OCTO -- 3 0C30 84 1510 4.00CF

