

TRANSOUTH FINANCIAL CORP. FILED
P.O. BOX 488 GREENVILLE CO. S.C.
MAULDIN, SC 29662

BOOK 1428 PAGE 844

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
CONVEYANCE TANNER/SCOTT
R.H.C.

Whereas, ARTHUR J. BEAMAN

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 Four Thousand Four Hundred
Forty-Six and 00/100 Dollars (\$ 4,446.00),
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 the buildings and improvements thereon situate on the south side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 235 on Plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville, S.C. in Plat Book 4-N, Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Sellwood Circle at the joint corner of Lots 235 and 228 and runs thence along the line of Lot 228 S. 13-56 E. 119.4 feet to an iron pin; thence along the line of Lot 230 S. 85-17 W. 105.3 feet to an iron pin; thence along the line of Lot 234 N. 3-29 W. 131.3 feet to an iron pin on the south side of Sellwood Circle; thence along Sellwood Circle N. 88-38 E. 32 feet to an iron pin; thence with the curve of Sellwood Circle (the chord being S. 81-24 E. 53 feet) to the beginning corner.

This is the identical property conveyed to the above named mortgagor by deed of Builders and Developers, Inc. recorded in the RMC Office for Greenville County in Deed Book 944 at Page 399 on May 25, 1972.

DESCRIPTION CONTINUED ON NEXT PAGE

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