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Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

BOOK 1435 PAGE 636

STATE OF SOUTH CAROLINA JUN 20 2 02 PM '78
COUNTY OF Greenville DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Phillip Parker and Debra A. Parker

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 Six Hundred Seventy Seven & 86/100****** Dollars (\$ 2677.86),
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 & 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 certain piece, parcel or lot of land situate, lying and being in the
State of South Carolina, County of Greenville, and having according to a plat
entitled -"Property of D. F. Kay Jr. and Clara N. Kay" as recorded in Plat Book
QQQ at Page 143 of the RMC Office for Greenville County, the following metes and
bounds, to-wit:

BEGINNING at a point on the northeastern side of Pine Knoll Drive and running thence
with the said Drive, N. 38-25 W. 125.9 feet to a point; thence leaving said road and
running N. 18-46 E. 193.45 feet to a point; thence, S. 51-36 E. 87.7 feet to a point;
thence N. 45-37 E. 77 feet to a point; thence S. 42-31 E. 139.4 feet to a point;
thence S. 48-24 W. 269.5 feet to a point on the edge of Pine Knoll Drive, the point
of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Louis
Martinez and Jerline M. Martinez recorded in the RMC Office for Greenville County,
S. C. in Deed Book 1041 at Page 595 on August 23, 1976.

This mortgage is junior in lien to that certain note and mortgage heretofore executed
unto First Federal Savings & Loan Association recorded in Mortgage Book 1375 at Page
912 in the original amount of \$23,850.00.

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