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Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

BOOK 1447 PAGE 690

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 19 4 03 PM '78
W. S. TANKS, CLERK
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Ben J Edwards, III

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 twenty four dollard and 52/100**** Dollars (\$ 2024.52), 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

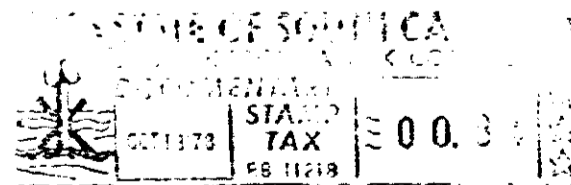
Twenty five thousand dollars and 00/100 Dollars (\$ 25000.00), plus interest thereon, attorneys' fees and Court costs.

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 in Greenville County, South Carolina, and according to plat made for grantee by W. R. Williams, Jr., Surveyor, September 5, 1978, having the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center of Old Buncombe Road and Watson Road near Travelers Rest and running thence with the center of Watson Road, N. 65-25 W., 439.5 feet to nail and cap; thence N. 14-10 E., 210 feet; thence S. 65-25 E., 439.5 feet to nail and cap in the center of Old Buncombe Road; thence with the center of said road, S. 14-10 W. 210 feet to the point of beginning, and containing, according to said plat, 2.1 acres gross.

This is the identical property conveyed to the Mortgagor herein by deed of Louise F. Edwards, dated September 7, 1978, recorded October 6, 1978, in the RMC Office for Greenville County in Deed Book 1089, at page 391.



(CONTINUED ON NEXT PAGE)

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