

P.O. Box 2332
Greenville, S. C. 29602

BOOK 1485 PAGE 258

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, Arthur David Burton

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 Five Thousand Eight Hundred Twenty-eight and 28/100 Dollars (\$ 5,828.28),
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 piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northern side of Theodore Circle, being shown and designated as Lot No. 8 on a Plat of Carolina Heights, Section 2, made by Dalton & Neves, dated October, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BBB at Page 161, reference to which is hereby craved for the metes and bounds thereof.

This is the identical property conveyed to the Mortgagor herein by Lynn I. Berger and Helen R. Berger by Deed dated June 6, 1973, recorded June 11, 1973, in Deed Book 976 at Page 454.

This Mortgage is junior in lien to that certain Note and Mortgage heretofore executed unto Collateral Investment Company recorded in Mortgage Book 1281 at Page 95 in the original amount of \$18,250.00.

BBB 250

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