

Post Office Box 2332  
Greenville, South Carolina 29602

BOOK 1495 805

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED  
CO. S. C.  
FEB 16 2 32 PM '80  
GONN...  
KERSLEY  
R.M.C.

Whereas, Don O. Rollins, Sr.

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 Thirteen Thousand Eight Hundred Seventy-Four & 60/100 (\$ 13,874.61),  
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 situate, lying and being on the Southern side of Calvert Street and on the Western side of Ledbetter Street, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as a portion of Lots Nos. 28 and 29 of a Subdivision of property of J. R. West, recorded in Plat Book C at Page 190, and according to a more recent survey by Webb Surveying Company dated October, 1978, has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Calvert Street and Ledbetter Street and running thence with the Western side of Ledbetter Street S. 16-35 E. 64.9 feet to an iron pin; running thence S. 74-25 W. 79.51 feet to an iron pin; running thence N. 15-12 W. 65.73 feet to an iron pin on the Southern side of Calvert Street; running thence with said Street N. 75-02 E. 77.95 feet to an iron pin, point of beginning.

This is a portion of the property conveyed to the Mortgagors herein by Bankers Trust of South Carolina, etc., by Deed dated October 27, 1978, recorded November 3, 1978, in Deed Book 1091 at Page 197.

1980 10-17

4.0001

0.80

4328 RV.2