

Post Office Box 2332
Greenville, South Carolina 29602

BOOK 1498 PAGE 57

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
S. C.
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WHERSLEY

MORTGAGE OF REAL ESTATE

Whereas, Clarence J. Lee, Jr.

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 Eleven Thousand One Hundred Eighty and 98/100 Dollars (\$ 11,180.98),
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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the South side of South Street, and being known and designated as Lot No. 23, Section 1, on a Plat entitled Abney Mills Brandon Plant, dated February, 1959, prepared by Dalton and Neves and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Page 56 and 57, to which said plat reference is craved for a more complete description.

This is the identical property conveyed to the Mortgagor herein by Golden Grove Properties, Inc., by Deed dated October 29, 1974, recorded October 30, 1974, in Deed Book 1009 at Page 464.

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RECORDED IN: COUNTY OF GREENVILLE, SOUTH CAROLINA
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MARCH 14 1980
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