Post Office Box 2332 80011514 HASE323 Greenville, South Carolina 29602 STATE OF SOUTH CAROLINA GREENVIL) E CO. S. C. MORTGAGE OF REAL ESTATE COUNTY OF GREENVILLE DONNIE S. TANKERSLEY R H.C. Dorothy C. Hart ., in the State aforesaid, hereinafter called the Mortgagor, is of the County of ____Greenville 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 Fifteen Thousand Two Hundred Sixty-Two & 08/100 Dollars (\$ 15,262.08 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 in O'Neal Township, Greenville County, State of South Carolina, lying on the Northern side of Mays Bridge (Groce's Headow) Road, and containing two and 27/100 (2.27) Acres, more or less, and having the following metes and bounds: BEGINNING at a point in Mays Bridge Road at Crain's line, and running thence S. 71-10 E. 365 feet to point in road; thence over iron axle N. 18-00 E. 335 feet to iron pipe; thence N. 71-10 W. 226.5 feet to iron pipe on Crain's line; thence S. 40-15 W. 360.8 feet over iron axle on bank of road to beginning corner. This is the identical property conveyed to C.A. Hart and Dorothy C. Hart by Lottie Hae Coster by Deed dated Harch 8, 1956, recorded Harch 14, 1956, in Deed Book 547 at Page 429. The said C.A. Hart died intestate on February 5, 1977, leaving surviving him his Wife and five (5) children, two (2) of whom were minors. The two (2) minor children conveyed their interest to Dorothy C. Hart by Deed of Frank P. McGowan, Jr. Master, dated October 4, 1977, recorded October 4, 1977, in Deed Book 1066 at Page 180. Also, the three (3) married children conveyed their interest to Dorothy C. Hart by Deed dated September 30, 1977, recorded October 4, 1977, in Deed Book 1066 at Page 179.

This mortgage is junior in lien to that certain Note and Mortgage heretofore executed unto Community Bank recorded in Mortgage Book 1436 at Page 356 in

the original amount of \$23,961.00.

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