

Post Office Box 2332  
Greenville, South Carolina 29602

BOOK 1548 PAGE 471

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
JUL 30 4 51 PM '81  
SONNIE S. TANKERSLEY  
R.M.C.

Whereas, BOB R. JANES

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 Six Thousand Six Hundred Ten and 90/100 Dollars (\$ 6,610.90),  
and,

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 those pieces, parcels or lots of land with all buildings and improvements thereon on the Eastern side of Sutton Drive, in Greenville County, South Carolina, known and designated as Lots Nos. 66, 67 and a small portion of Lot No. 68 of Block D, as shown on a plat of Mayfair Estates, dated May 1, 1948, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S at Pages 72 and 73; and having, according to a more recent plat thereof made by Freeland & Associates dated October 24, 1977, entitled "Property of Edward T. Sirkel and Patricia A. Sirkel"; the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Sutton Drive, at the joint front corner of Lots Nos. 65 and 66, and running thence with the Eastern side of Sutton Drive N. 17-17 W. 66.66 feet to an iron pin in the front line of Lot No. 68; thence along a line through Lot No. 68 N. 72-43 E. 169.3 feet to an iron pin; thence S. 16-09 E. 66.7 feet to an iron pin; thence along the common line of Lots Nos. 65 and 66 S. 72-43 W. 168.0 feet to an iron pin on the Eastern side of Sutton Drive, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by Joe G. Thomason, Bob R. Janes & John T. Douglas, Jr. d/b/a as Capital Improvement, a General Partnership, by Deed dated and recorded October 31, 1980, in Deed Book 1136 at Page 577.

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