YOUNTS, SPIVEY & GROSS TranSouth Financial Corp. P.O. Box 488 Mauldin, SC 29662 STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE GREENVILLE COUNTY OF C EDGAR R. AND JOANNE J. MOTSINGER , in the State aforesaid, hereinafter called the Mortgagor, is of the County of a 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 Six Thousand Three Hundred Seventy-Three and 92/100----- Dollars (\$ 6,373.92 in the principal sum of . with interest as specified in said note. $\dot{\mathbf{U}}$ 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

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 scaling 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:

TWENTY-FIVE THOUSAND AND NO/100----- Dollars (\$_

plus interest thereon, attorneys' fees and Court costs.

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 12, Sunrise Terrace, on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R at Page 45, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Sunrise Drive, joint front corner of Lots Nos. 11 and 12, and running thence with said Drive, N. 70-04 E. 11.25 feet to a point; thence still with said Drive, N. 69-55 E. 59.3 feet to a point, joint front corner of Lots Nos. 12 and 13; thence with the common line of said lots, S. 19-46 E., 179.85 feet to a point; thence S. 70-03 W. 70.5 feet to a point, joint rear corner of Lots Nos. 12 and 11; thence with the common line of said lots, N. 19-55 W., 179.65 feet to a point on the edge of Sunrise Drive, the point of beginning.

This mortgage is junior in lien to that mortgage held by Fidelity Federal in the original amount of \$19,950.00 recorded in the RMC Office for Greenville County in Book 1283 at Page 674 on 7/6/73.

This is the same property conveyed to the above mortgagors by deed of Premier Investment Co., Inc. recorded in the RMC Office for Greenville County in Deed Book 978 at Page 427 on 7/6/73.

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