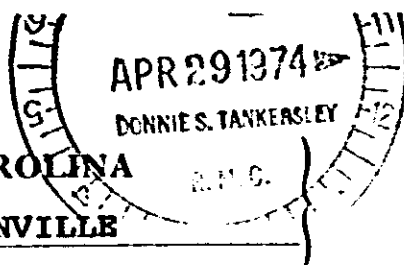


RECORDING FEE
PAID \$ 3.50



BOOK 1308 PAGE 599

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, C. Thomas Cofield, III and Mary Anne L. Cofield

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 Three Hundred & No/100---- Dollars (\$ 6,300.00--),
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

Six Thousand Three Hundred & No/100----- Dollars (\$ 6,300.00-----),
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 lying in the State of South Carolina, County of Greenville, Fairview Township, being known and designated as Lot 12 in accordance with Plat of Rollingwood Subdivision, made by C. O. Riddle, February, 1963, and recorded in the RMC Office for Greenville County in Plat Book YY, Page 111, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern edge of Green Hill Drive, at the joint front corner of Lots 11 and 12 and running thence with the joint line of Lots 11 and 12, S. 66-30 E., 374.9 ft. to an iron pin; thence N. 32-07 E., 136.7 ft. to an iron pin; thence N. 25-27 E., 302 ft. to an iron pin at the joint rear corner of Lots 12 and 13; thence with the joint line of Lots 12 and 13, S. 88-58 W., 445.8 ft. to an iron pin on the Eastern edge of Green Hill Drive; thence with the Eastern edge of Green Hill Drive, S. 23-30 W., 252 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Sara A. Patton dated December 29, 1972 and recorded in the RMC Office for Greenville County in Deed Book 964, at Page 320.

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