

Post Office Box 2332
Greenville, South Carolina 29602

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, Robert E. Brooks and Nancy S. Brooks

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 Sixteen thousand six hundred forty-nine & 54/100 Dollars (\$ 16,649.54),
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 in said State and County, O'Neal Township, lying on the West side of a County Road that leads off of the O'Neal-Berry's Mill Road and contains one (1) acre, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a corner in County Road located 1,598 feet South from the O'Neal-Berry's Mill Road and being the Southeast corner of M. A. and Mae Jordan land and running thence with Herschell Jones line S. 66-15 W. 217.8 feet to an iron pin; thence N. 24-00 W. 200 feet to an iron pin; thence N. 66-15 E. 203.7 feet to point in center of road; thence S. 33-55 E. 100 feet to point in road; thence S. 33-55 E. 100 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed of D. V. Duncan and T. E. Duncan by deed dated January 21, 1963, recorded January 25, 1963, in Deed Book 715 at Page 214.

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