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TRANSOUTH FINANCIAL CORPORATION  
P.O. BOX 488  
MAULDIN, SC 29662

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JAN 11 3 19 PM '80  
DONNIE S. FANKERSLEY  
R.M.C.

H. MICHAEL SPIVEY

BOOK 1493 PAGE 38

MORTGAGE OF REAL ESTATE

Whereas, DONALD AUSBURN AND WANDA H. AUSBURN

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 FOUR THOUSAND SIX HUNDERD  
FIFTY-FIVE AND 19/100----- Dollars (\$ 4,655.19),  
and,

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his succes-  
sor 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 00/100----- 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 situate, lying and being  
in the County of Greenville, State of South Carolina and being known and  
designated as Lot #2 on a plat entitled "Property of Rosa G. Moore" dated  
April 28, 1956, prepared by Lewis G. Godsey, Reg. L.S. and recorded in the  
RMC Office for Greenville County in Plat Book FF at Page 411 on May 3, 1956  
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Rose Lane and running along Rose Lane N. 29-05 W.,  
91.5 ft. to an iron pin at the joint front corner of Lots 2 & 3; thence running  
with the joint line of Lots 2 & 3 N. 64-24 E., 103.2 feet to an iron pin;  
thence running with the rear line of Lot #2 S. 25-35 E., 91 feet to an  
iron pin; thence running with the joint line of Lots 1 & 2 S. 64-24 W., 97.6  
feet to an iron pin, the point of beginning.

This is the same property conveyed to the above named mortgagors by deed  
of Stephen P. and Jean A. Clements which is recorded in the RMC Office for Greenville  
County in Deed Book 1113 at Page 915 on October 19, 1979

CONTINUED ON REVERSE.....

STATE OF SOUTH CAROLINA  
RECORDING TAX COMMISSION  
DOCUMENTARY  
STAMP  
JAN 11 1980

4328 RV-2