

Post Office Box 2332  
Greenville, S.C. 29602

BOOK 1503 PAGE 507

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
MAY 21 2 12 PM '80  
BURNSLEY

MORTGAGE OF REAL ESTATE

Whereas, Benjamin Giles Howard

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 Fifteen Thousand Two Hundred Twenty-Five & 16/100 Dollars (\$15,225.16),  
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 piece, parcel or lot of land known and being shown as Lot No. 28, a portion of Lots Nos. 27 and 21, and as one-half of a former Street known as Whitmire Street; all of which is shown on Plat No. 1 of the Brandon Mills property recorded in Plat Book C at Page 76, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a former Street known as Whitmire Street and on the Southern side of Pendleton Street, said point being approximately 275 feet, more or less, from the intersection of Pendleton Street and Textile Street; thence along Pendleton Street S. 70-41 E. 95 feet to an iron pin on the front line of Lot No. 27 (15 feet East of the former corner of Lot No. 27); thence S. 22-45 W. 221 feet to an iron pin on the Northern side of Lot No. 19; thence N. 70-41 W. 70 feet to an iron pin on the Eastern side of the former Street known as Whitmire Street; thence continuing N. 70-41 W. 25 feet to the center of said former Street; thence N. 22-45 E. 221 feet along the said center line to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by James F. Howard, Jr., as Executor and Individually, Mary Howard Crosland, Charles T. Howard and Louise Howard Floyd by Deed dated May 13, 1980, recorded May 14, 1980, in Deed Book 1125 at Page 816.

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