

Post Office Box 2332
Greenville, S.C. 29602

BOOK 1507 PAGE 516

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

Whereas, Dave C. Günter

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 Eighteen Thousand Thirty-Seven and No/100 Dollars (\$ 18,037.00),
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 situate, lying and being on the Northern side of Cleveland Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat prepared by Jones Engineering Service, dated January 3, 1969, entitled "Property of Star Enterprises, Inc.", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-A at Page 29, the following metes and bounds:

BEGINNING at a point on the Northern edge of the right-of-way for Cleveland Street, which point is located 150 feet in a South-westerly direction from the Northwestern corner of the intersection of Pleasantburg Drive (S.C. Highway No. 291) and Cleveland Street, and running thence with the Northern edge of the right-of-way for Cleveland Street S. 78-06 W. 65 feet to a point; thence N. 6-50 W. 150 feet to a point; thence N. 78-06 E. 65 feet to a point in a concrete retaining wall; thence with said concrete retaining wall S. 6-50 E. 150 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by Caper House, Inc., by Deed dated May 10, 1974, recorded May 10, 1974, in Deed Book 998 at Page 719.

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