

Post Office Box 2332
Greenville, South Carolina 29602

MAY 27 3 16 PM '81
JOHN B. STARRSLEY
R.M.C.

BOOK 1542 PAGE 272

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, LEROY LIPSEY AND CHAR-LYN, INC.

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 Four Hundred Nineteen and 76/100 Dollars (\$ 6,419.76),
with interest as specified in said note.

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 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, with all improvements thereon,
or hereafter constructed thereon, situate, lying and being in the State of
South Carolina, County of Greenville, being known as a portion of the Ashmore
Fishing Lake Property and being more particularly described as follows:

BEGINNING at an iron pin at the joint corner with property of Hubert W. Ashmore,
said point lying approximately 932.9 feet Southwest of Fork Shoals Road, and
running thence from said point N. 0-34 E. 327.1 feet to an iron pin; thence
N. 66-12 E. 94.7 feet to an iron pin; thence N. 43-47 E. 249.5 feet to an iron
pin; thence N. 58-41 E. 115.8 feet to an iron pin; thence N. 45-45 E. 58 feet to
a point; thence S. 87-37 W. 751.7 feet, more or less, to an iron pin; thence
S. 87-20 W. 557.2 feet to an iron pin; thence S. 86-52 W. 161.8 feet to an iron
pin; thence S. 5-48 W. 740.7 feet to an iron pin; thence N. 83-24 E. 403 feet to
an iron pin; thence N. 83-20 E. 365 feet to a stone; thence N. 81-56 E. 410 feet,
more or less, to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Hubert W.
Ashmore by Deed dated October 31, 1980, recorded October 31, 1980, in Deed
Book 1136 at Page 576.

This mortgage is junior in lien to that certain note and mortgage heretofore
executed unto Hubert W. Ashmore recorded in Mortgage Book 1523 at Page 57 in
the original amount of \$110,000.00.

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