

P.O. Box 6547
Greenville, S.C. 29606

FILED
GREENVILLE CO. S. C.

BOOK 1599 PAGE 307

STATE OF SOUTH CAROLINA MAR 28 11 44 AM '83
COUNTY OF GREENVILLE DONNIE S. HARRISLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Mary J. Eller

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 Sixty-Two and 08/100 Dollars (\$ 15,262.08),
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 southern side of Senator Pettus Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 68 of a subdivision known as San Souci Heights, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book Z at Page 53 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Senator Pettus Avenue at the joint corner of Lots 67 and 68 and running thence with said Avenue S. 69-48 W. 30 feet to an iron pin; thence continuing with said Avenue N. 79-32 W. 44 feet to an iron pin; running thence with Lot No. 69 S. 11-42 W. 92.5 feet to an iron pin; running thence S. 77-38 E. 94 feet; running thence with Lot 67 N. 0-32 E. 113 feet to an iron pin, point of beginning.

THIS mortgage is junior in lien to that certain note and mortgage heretofore executed unto C. Douglas Wilson Co. recorded in Mortgage Book 875 at Page 19, and mortgage to South Carolina National Bank record in Mortgage Book 1068, Page 640.

THIS is the identical property conveyed to the Mortgagor as Mary J. Rice by deed of John C. Smith dated August 26, 1963 and recorded in the R.M.C. Office for Greenville County in Deed Book 730 at Page 517.

0307

4328 W-2