

FILED
GREENVILLE CO. S. C.

BOOK 1351 PAGE 415

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

LOT 11 4 CH. P.M.
DONNIE S. YANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, WE, JOHNNY REEDER, JR. AND YVONNE S. REEDER

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

and no/100
in the principal sum of Three Thousand Five Hundred Twenty-Eight Dollars (\$ 3,528.00),
and,

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

Ten Thousand Three Hundred Twenty-Five and no/100-- Dollars (\$ 10,325.00),
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 with the buildings and improvements thereon, situate, lying and being on the northwestern side of Crosby Circle near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot #8, Paramount Park, and having, according to a plat of said subdivision, which is recorded in Plat Book W, at page 57, in the R.M.C. Office for Greenville County, South Carolina, and according to a more recent survey by Carolina Surveying Company, Greenville, South Carolina, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 7 and 8, on the northwestern side of Crosby Circle and running thence along the joint line of said lots, N. 43-07 W. 150.3 feet to an iron pin; thence along the rear line of Lot 12, N. 46-45 E. 35 feet to an iron pin at the joint rear corner of Lots 10 and 12; thence along the south line of Lot 10, S. 88-51 E. 56.4 feet to an iron pin at the joint rear corner of lots 8 and 9; thence along the joint line of said lots, S. 43-15 E. 110 feet to an iron pin at the joint front corner of said lots on the northwesterly side of Crosby Circle; thence along Crosby Circle, S. 46-45 W. 75 feet to an iron pin at the point of beginning.

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