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GREENVILLE CO. S. C.

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BOOK 1333 PAGE 351

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, we, Cora A. Beasley and James Beasley

of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to TranSouth Financial Corporation, 1026 South Main Street, Anderson, S. C., 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 One Hundred Twenty and no/100 Dollars (\$ 6,120.00), 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

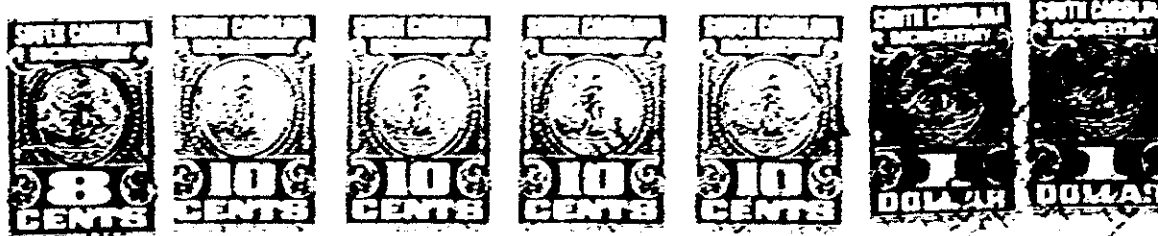
Ten Thousand Three Hundred Twenty Five and no/100~~s~~ Dollars (\$ 10,325.00), plus interest thereon, attorneys' fees and Court costs.

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 certain piece, parcel or tract of land situate and being in Dunklin Township, State and County aforesaid, containing eleven and ninety five hundredths (11.95) acres more or less.

Having the following courses and distances to wit:

BEGINNING at a point in Old Latimer Mill Road, joint corner of tract No. 1 and running thence along line of tract No. 1, S. 89-38 E. 733.27 feet to an iron pin, joint corner of tract No. 1; thence S. 61-40 E. 135.35 feet to an angle; thence S. 18-11 W. 206 feet to an angle; thence S. 02-59 E. 269.25 feet to a point in branch, joint corner of tract No. 3; thence N. 70-00 E. 706 feet to a point in Old Latimer Mill Road; thence with said road N. 17-47 W. 202.80 feet to an angle; thence N. 22 E. 652 feet to the beginning corner.



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