TRANSOUTH FINANCIAL CORPORATION
P.O. Box 488
Mauldin, SC 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

YOUNTS, SPIVEY & GROSS

BOOK 1450 PAGE 23

MORTGAGE OF REAL ESTATE

Whereas, FRANK H. AND BARBARA T. KING
of the County of, 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
Six Thousand Five Hundred Seventy- Nine and 53/100
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

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 in the County of Greenville, State of South Carolina near the town of Mauldin, on the southwestern side of Swinton Drive, being known and designated as Lot #59 on a plat of Windsor Park, recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR at Page 25 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Swinton Drive, at the joint front corner of Lots #58 & 59 and running thence along the joint line of said lots S. 86-03 W., 120.6 ft. to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot #59 N. 45-50 E., 86.4 ft. to an iron pin at the joint rear corner of Lots 59 & 60; thence along the joint line of said lots N. 52-32 E., 142.8 ft. to an iron pin on the southwestern side of Swinton Drive; thence along said drive as follows S. 36-28 E., 23.1 ft. to an iron pin; S. 29-14 E., 54.5 ft. to an iron pin; S. 13-54 E., 60 ft. to an iron pin, to the point of beginning.

This is the same property conveyed to the above mortgagors by deed of Charles H. Knight, Inc. recorded in the RMC Office for Greenville County in Book 960 at Page 223 on 11/13/72.

DESCRIPTION CONTINUED ON REVERSE...

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