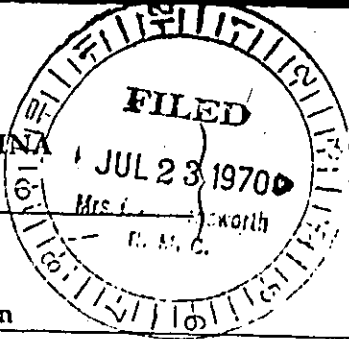


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STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, James W. Ferguson

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

indebted to Stephenson Finance Company, Incorporated Consumer Credit Company Division, 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 Five Thousand Five Hundred Eighty Dollars (\$ 5580.00), 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 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:

In northeasterly corner of intersection of Daisy Drive with Jacobs Road near the City of Greenville, being known and designated as Lot No. 17 according to plat of Pine Hill Village prepared by R. K. Campbell, dated July 9, 1962, recorded in the R.M.C. Office for Greenville County, South Carolina in plat book QQ at Page 169 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Jacob Road at joint corner of Lots 16 & 17 and running thence along the joint line of said lots N29-56E 110 feet to an iron pin at joint rear corner of Lots 17 and 18; thence along the joint line of said lots N74-08W 112.0 feet to and iron pin at joint front corner of said lots on the easterly side of Daisy Drive; thence along said Drive S10 49W 55 feet to an iron pin; thence which curve of intersection of Daisy Drive and Jacob Road, the chord of which is S23-05E 43.3 feet to an iron pin on the northerly side of Jacob Road; thence along Jacob Road S56-03E 65.1 feet to point of beginning. This is same lot conveyed to the Mortgagors by deed recorded in R.M.C. Office for Greenville County in Deed Book 325 at page 131 and is subject to building restrictions applicable to said subdivision recorded in Deed Book 665 at page 465.