

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF Greenville

ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, W. H. Castles

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

indebted to Stephenson Finance Company, Incorporated

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 Three Hundred Ninety Six and no/100 Dollars (\$ 396.00), 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 of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as lot 476, Section D, Burmaster Drive, Englewood Estates, as shown by plat thereof, dated February 1955, recorded in RMC Office for Greenville County in Plat Book BB at Page 177.

Beginning at an iron pin on the southeast side of Burmaster Drive, joint front corner of lots 477 and 476 and running N. 86-43W. 75 feet to an iron pin on Burmaster Drive, joint front corner of lots 476 and 475C, thence along the common line of lots 476 and 475C, S. 3-15W. 262.7 feet to an iron pin at joint rear corners of lots 475C and 476, thence S. 83-35E 75 feet to an iron pin at joint rear corner of lots 476 and 477, thence with the common line of lots 476 and 477 N. 3-15 E. 264.3 feet to an iron pin on Burmaster Drive to point of beginning. Being the same property conveyed to the Grantor by deed recorded in Deed Book 623 at Page 159.

Restrictions: The above land shall not be sold, rented or otherwise disposed to any negro or person of African descent. No residence shall be built at a cost of less than \$8500.00. No residence shall be erected nearer than 50 feet to the front line and no residence shall be erected on said property unless said lot has 50 feet or more frontage. No outside toilets are permitted. Sewage must be disposed of by approved septic tank.