

FILED
GREENVILLE, CO. S. C.

BOOK 1300 PAGE 465

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 21 4 02 PM '73
DONNIE S. TANNERSLE
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Christine C. Simmons

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

indebted to Stephenson Finance Co., Inc., 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 Nine Thousand and 00/100----- Dollars (\$ 9,000.00), 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 & 00/100 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 lying in the State of South Carolina, County of Greenville, on the South side of Evening Way, being known and designated as Lot No. 45, Section 2, Sunset Heights Subdivision, recorded in Plat Book RR, Page 85, R.M.C. Office for Greenville County. Said lot having a frontage of 103.9 ft. on the South side of Evening Way; a depth of 229.5 ft. on the West side, a depth of 200 ft. on the East side and a rear width of 100 ft.

This is the same property conveyed to the mortgagor by deed dated June 15, 1973, and recorded in the R.M.C. Office for Greenville County in Deed Book 980, Page 242. (See, also, Deed recorded Book 879, Page 369).

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to C. Douglas Wilson & Company, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1142, Page 37, which Mortgage has been assigned to Philadelphia Savings Fund Society, recorded Book 1156, Page 477.

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