

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED

1906 543

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD G. STEPHENS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST GENERAL FINANCIAL SERVICES, INC.,  
HAULDIN, SOUTH CAROLINA

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are  
incorporated herein by reference, in the sum of Seven Thousand Nine Hundred Twenty  
----- Dollars (\$7,920.00) due and payable

in thirty-six (36) monthly installments of Two Hundred Twenty (\$220.00) Dollars,  
each, commencing May 5th, 1974, and on the 5th day of each and every month  
thereafter until paid in full,

with interest thereon from date at the rate of eight per centum per annum, to be paid: after maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or  
for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

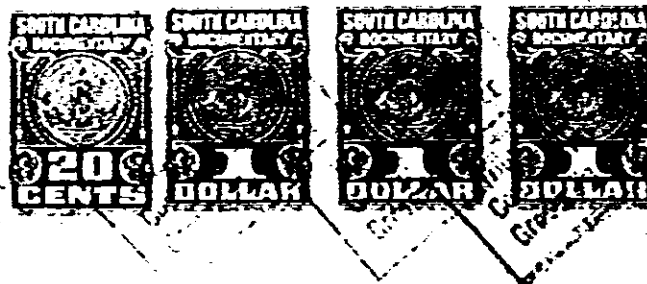
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and  
of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his  
account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and  
being in the State of South Carolina, County of

All that certain parcel or lot of land situated on the north side of  
Crain Drive, near Fairview Baptist Church and about one-half mile from the  
limits of the City of Greer, Chick Springs Township, Greenville County,  
State of South Carolina, and being Lot NO. 46 of the property of John B. and  
Mancie N. Crain Estates according to survey and plat by H.S. Brockman, Surveyor,  
dated May 12, 1948, and recorded in Plat Book Y, page 79, R.M.C. Office for  
Greenville County and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the north side of Crain Drive, corner of Lots Nos.  
45 and 46, and running thence along the line of said lots, N. 29-00 E. 339.6 feet to  
an iron pin; thence S. 65-07 E. 50.17 feet to and iron pin, corner of Lot 47; thence  
along the line of Lot No. 47, S. 29-00 W. 343.5 feet to an iron pin on the north side  
of Crain Drive; thence along said Drive, N. 61-100 W. 50 feet to the beginning corner.

This is the same property conveyed to Donald G. Stephens and Louise W. Stephens  
by deed from Myrtle Louise Whitman to be recorded herewith.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting  
fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such  
fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right  
and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances  
except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the  
Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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