

RECORDING FEE PAID \$ 2.50
NOV 11 1971
13461
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
NOV 11 1971
Mrs. Ollie Farnsworth
R. M. C.

BOOK 1213 PAGE 143

MORTGAGE OF REAL ESTATE

Whereas, Mitchell Q. Stephens and Audrey Stephens (Said as Audrey D. Stephens)

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 Six Thousand and no/100 Dollars (\$ 6,000.00), 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 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 lot of land in the County of Greenville, State of South Carolina, in Mauldin, South Carolina, known as Lot No. 3 on the Southeastern side of East Butler Avenue according to plat of property of J. O. Shaver made by C. O. Riddle dated July 1956 and being shown on Plat Book LL at Page 17 as an undivided tract, said lot having the metes and bounds according to the revised plat thereof dated December 1, 1956, to-wit:

BEGINNING at an iron pin on the southeastern side of East Butler Avenue at the joint front corner of lots Nos. 3 and 4 and running thence along the line of Lot No. 4 S. 44-49 E. 194.3 feet to an iron pin at the rear corner of Lot No. 6; thence S. 44-01 W. 90 feet to an iron pin at the rear corner of Lot No. 2; thence along the line of Lot 2 N. 44-48 W. 196-7 feet to an iron pin on the southeastern side of East Butler Avenue; thence with said Avenue N. 45-20 E. 90 feet to the point of beginning.