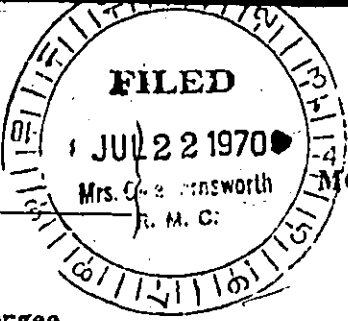


RECORDING FEE
PAID \$ 2.50

JUL 22 1970
1789



BOOK 1161 PAGE 209

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, Frank W. Sorgee

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 Two Thousand Six Hundred Eighty Eight Dollars (\$ 2688.00), 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:

Being triangular in shape, containing 1.1 acres, more or less, and being shown on plat of property of Robert S. Bragg, prepared by R. M. Clayton, RLS, April 6, 1965, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of treated county road leading to Woodruff, said iron pin being the extreme northerly point of the property herein described, and running thence with the easterly side of said road, the following courses and distances: S. 4-45 E., 370ft., S. 8-00 E., 210 ft., S. 12-45 W., 100 ft., S. 21-00 W., 100 ft., S. 32-15 W., 50 ft., and S. 44-30 W., 110 ft., to an iron pin, said pin being the extreme southerly point of the property herein described; thence with line of Patton, N. 44-00 E., 109 ft. to an iron pin; thence N. 54-15 E., 127 ft. to an iron pin at poplar stump; thence running N. 10-45 W., 793 ft to the point of beginning.

This is the same property conveyed to the mortgagors by deed of James D. Hembree to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to Federal National Mortgage Association, recorded in mortgage book 203, page 306.