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GREENVILLE CO. S.C.

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BOOK 1174 PAGE 213

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

Whereas, Jesse R. Nixon, Jr.

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

indebted to Stephenson Finance Company, Inc.

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 Five Thousand Two Hundred Eighty & No/100***** Dollars (\$ 5280.00), 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 & 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 certain lot of land in Greenville County, State of South Carolina lying on the northern side of Trinity Way, shown as lot #7 on a plat of No. 7 Northwood Hills, Section I, recorded in Plat Book RR at Page 15, and described as follows:

Beginning at an iron pin on the northern side of Trinity way, at the joint front corner of lots 7 and 8, and running thence with the line of lot 8, N. 22-45 E. 165.3 feet to iron pin; thence S 66-51 E. 83.2 feet to iron pin; thence S 83-36 E 61.6 feet to iron pin, corner of lot 6; thence with the line of lot 6, S. 29-41 W. 199.8 feet to iron pin on the northern side of Trinity Way; thence along Trinity Way, N. 55-50 W. 70 feet to pin; thence continuing along Trinity Way, N. 64-50 W. 50 feet to the point of beginning.