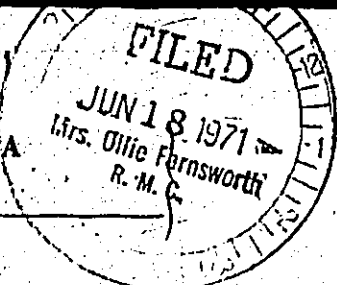


RECORDING FEE
PAID \$ 2.50

JUN 18 1971
30799



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STATE OF SOUTH CAROLINA
XX COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, ROY M. GRAMLING JR.

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

indebted to STEPHENSON FINANCE CO., 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 THREE THOUSAND NINE HUNDRED SIXTY AND NO/100 Dollars (\$ 3960.00), 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 AND NO/100 Dollars (\$ 10,320.00), 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 75, Block F, as shown on plat of University Heights Subdivision, being recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the western side of Twinbrook Drive (formerly Drayton Drive) 386.5 feet south from Campbell Street at the corner of Lot 76; thence with the line of said lot, S. 56-37 W. 196.6 feet to a stake at the corner of Lot 74; thence with the line of said lot, S. 32-07 E. 100 feet to a stake at the corner of Lot 72; thence with line of said lot, N. 56-37 E. 193.7 feet to a stake on Twinbrook Drive; thence with the western side of Twinbrook Drive N. 30-26 W. 100 feet to the beginning corner; being the same conveyed by Simpson J. Adams by deed dated August 17, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 705, at Page 14.