

FILED
GREENVILLE CO. S. C.

BOOK 1239 PAGE 233

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 29 4 45 PM '77
MORTGAGE OF REAL ESTATE
OLIE FARNSWORTH
R.M.C.

Whereas, Lonnie Carl Collins

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

indebted to Stephenson Finance Company, Inc., 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 00/100 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 & 00/100 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 piece, parcel or lot of land, with all improvements thereon, lying and being situate in Austin Township, County of Greenville, State of South Carolina, in the Woodside Mills Village, Town of Simpsonville, and being more particularly described as Lot 52, as shown on a Plat entitled "A Subdivision of Woodside Mills, Simpsonville, S. C.", made by Piedmont Engineering Service, February, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book GG, Page 5, and being described, according to said plat, to-wit:

BEGINNING at an iron pin on the Southern side of a street now known as Beattie Street, at the joint front corners of Lots 51 and 52, and running thence with said Street, N. 65-10 E., 78 ft. to an iron pin; thence S. 24-50 E., 125 ft.; thence S. 65-10 W., 78 ft.; thence N. 24-50 W., 125 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 789, Page 476.