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GREENVILLE CO. S. C.

BOOK 1264 PAGE 307

STATE OF SOUTH CAROLINA

JAN 22 3 21 PM '73

COUNTY OF Greenville

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE  
R.H.C.

Whereas, Geraldine P. Crane

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

indebted to Stephenson Finance Company, Incorporated,  
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 Ten thousand two hundred and no/100 Dollars (\$ 10,200.00),  
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 piece, parcel or lot of land in the State of South Carolina, County of Greenville on Augusta Road in the City of Greenville, being known and designated as Lot No. 13, Block N. of the O. P. Mills Property according to a plat thereof recorded in Plat Book C At page 176 in the R. M. C. Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Augusta Road 204 feet from the southwest corner of Augusta Road and Grove Road; thence along the line of Lot 12 S. 42-35 W. 179.5 feet to an iron pin on rear line; thence along the rear line of an unnumbered lot S. 47-52 E. 68 feet to an iron pipe, corner of Lot 14; thence along the line of Lot 14 N. 42-53 E. 179.7 feet to an iron pipe on the western side of Augusta Road; thence N. 47-57 W. 67 feet to the point of beginning.

This mortgage is junior and subordinate to that certain mortgage given to Fidelity Federal Savings and Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 343 at page 345 and with an Advance and Extension Agreement recorded in Mortgage Book 935 at page 623.