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STATE OF SOUTH CAROLINA

COUNTY OF ___Greenville___

MORTGAGE OF REAL ESTATE

Whereas, ___Charles E. Raines and Jo Ann T. Raines___

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
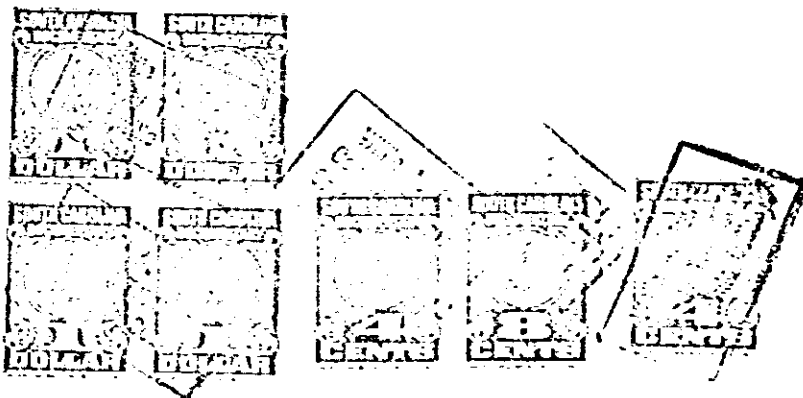
in the principal sum of ___**Ten Thousand Two Hundred & No/100**********___ Dollars ($ 10,200.00), and,

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 & No/o00********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 situate, lying and being on the north western side of Rosewood Circle in the Town of Mauldin, County of Greenville, State of South Carolina, and known and designated as lot #89, plat 2 of a subdivision known as Peachtree Terrace, plat of which is recorded in R.M.C. Office for Greenville County in Plat Book BBB at Page 105, said lot having such metes and bounds as shown thereon.