

HILL & JAMES/
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BOOK 1129 PAGE 418

30732

STATE OF SOUTH CAROLINA

FILED GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

JUN 23 12 13 PM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

Whereas, L. Sarah B. Brown

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 Six Thousand, Three Hundred and no/100----- Dollars (\$ 6,300.00), and, payable in installments of \$210.00 per month for a period of thirty (30) months or until paid in full. The First payment is due thirty (30) days from date and each month thereafter.

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 and no/100----- Dollars (\$ 10,000.00), 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 lot of land in Greenville County, South Carolina being known and designated as a portion of Lot #219 of the McCary Property as shown on plat recorded in Plat Book A, Page 279 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on McCary Street (now McCary Street) 306 feet from Buncombe Road and running thence N. 13 1/2 E. 66 feet to an iron pin; thence N. 87 W. 102 feet to an iron pin on Gridley Street; thence with said Gridley Street S. 13 1/2 W. 66 feet to an iron pin at the intersection of Gridley Street and McCary Street; thence along McCary Street, S. 87 E. 102 feet to the beginning corner.

THIS mortgage is junior and subordinate to that certain mortgage given to Fidelity Federal Savings and Loan Association and recorded in the R. M. C. Office for Greenville County in Mortgage Book 821 at Page 189.