

DOCUMENTARY STAMPS SHOWN ON STATE MENT OF TRANSACTION

2.50
 AUG 29 1969 FILED
 GREENVILLE CO. S. C. BOOK 1135 PAGE 381
 STATE OF SOUTH CAROLINA AUG 29 4 14 PM '69
 COUNTY OF GREENVILLE OLLIE FARNSWORTH
 R. M. C. MORTGAGE OF REAL ESTATE

Whereas, JAMES PEDEN and CAROLYN L. PEDEN

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

indebted to CONSUMER CREDIT COMPANY,
 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 Four Thousand Five Hundred Sixty Dollars (\$4,560.00),
 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 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 and being in the State and County aforesaid, in Austin Township, known as Lot 19 in Hunters Acres near Simpsonville, and according to plat entitled "Map of Hunters Acres" by C. O. Riddle, Surveyor, May 1952, having the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Florence Drive, at the joint front corners of Lots 19 and 20 and running thence along Florence Drive, N. 58-41 E. 80 feet to an iron pin; thence along the joint line of lots Nos. 18 and 19, S. 31-26 E. 186 feet to an iron pin; thence S. 52-13 W. 80.4 feet to an iron pin; thence N. 31-26 W. 195 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors by deed recorded in the R.M.C. Office in Deed Book 588, at Page 94.