

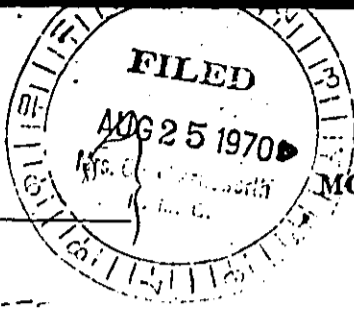
RECORDING FEE

PAID 2.50

AUG 25 1970

STATE OF SOUTH CAROLINA

COUNTY OF Greenville



BOOK 1164 PAGE 307

MORTGAGE OF REAL ESTATE

Whereas, Lola Mae Sanders or Lola Mae Derrick Sanders

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

indebted to Stephenson Finance Company, Incorporated 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 Three Thousand Seven Hundred Eighty and no/100 Dollars (\$ 3780.00), 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 certain piece, parcel or tract of land, lying and being in the State and County aforesaid, adjoining lands of Earnest Algood on the North, J. H. Earle, on the East and on the South by C. M. Marchbanks and containing thirty acres, more or less and being the same tract of land deeded to me by O. T. Hinton.

This is the identical tract of land conveyed Dolphus McCollum by deed of C. H. Marchbanks, dated May 13, 1932, recorded in Book 4-B at page 188 in the Office of the Clerk of Court for Pickens County, S. C.

This property is part of the Real Estate devised the Grantor herein under paragraph 2 of Last Will and Testament of A. O. McCollum. A. O. McCollum is also referred to as Doplhus McCollum in the chain of title to this real estate.

ALSO: All my right, title and interest in and to a right of way for purposes of ingress and egress from the County Road located to the southern of this tract over lands now of formerly of Glen Stevens and Lloyd Auten.

AUG 25 1970 4687