

RECORDED

FILED
FEB 24 1971
Mrs. C. J. Worth

BOOK 1181 PAGE 573

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, R. C. Madden and Ruth L. Madden

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 Eight Thousand Four Hundred and no/100 Dollars (\$ 8400.00), 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 with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the major portion of Lot 52, Section 1, Oak-Crest Subdivision, plat of which is recorded in Plat Book GG, pages 110 and 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Templewood Drive, joint front corner Lots 52 and 53; and running thence S. 29-58 E 150 feet to an iron pin, joint rear corner Lots 25 and 53; thence N. 60-02 E. 70 feet to an iron pin, which iron pin is 5 feet from the joint rear corner Lots 52 and 51, thence through Lot 52 N. 29-58 W. 150 feet to an iron pin on Templewood Drive; thence along Templewood Drive S. 60-02 W. 70 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed recorded in Deeds Volume 662, page 376.