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STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1186 PAGE 359

MORTGAGE OF REAL ESTATE

Whereas James P. Kellett III, Jean W. Kellett

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 Ten Thousand Three Hundred Twenty and no/100 Dollars (\$ 10,320.00), 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 lying, being and situate in the County and State aforesaid, Fairview Township, Town of Fountain Inn, known and designated as Lot No. 4 on a plat of the James M. Taylor-Babe Gault-J. B. White and W. D. Abercrombie property prepared by C. O. Riddle, Surveyor, on April 6, 1953 and revised June 9, 1953 by said C. O. Riddle, Surveyor, to be recorded, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on an unnamed street, joint front corner with other lands of the Grantor, running with the East side of said Street N. 41-40 E. 101.2 feet to an iron pin, joint front corner with Lot No. 3 on said Street; thence with joint line of Lot No. 3 S. 57-05 E. 255 feet to an iron pin, joint corner with Lot No. 3 & 5 as shown on said plat; thence with the joint line of Lot No. 5 S. 33-15 W. 100 feet to an iron pin on other land line of the Grantor and joint corner with Lot No. 5; thence with line of other land of the Grantor N. 57-05 W. 269.8 feet to an iron pin, the point of beginning, and bounded by the Grantee, Lot No. 5 and other land of the Grantor.