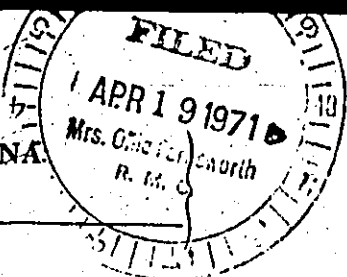


RECORDING FEE
PAID \$ 2.50

APR 19 1971
21321



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STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, William A. Simpson and (Bitsy) Simpson, Same As Billie D. Simpson

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 Six Thousand Nine Hundred Sixty and no/100 Dollars (\$ 6,960.00), 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 lot or tract of land lying in the State of South Carolina, County of Greenville, Town of Simpsonville, and shown as Lot 13 on a plat of Eastview Heights Subdivision, recorded in the R.M.C. Office for Greenville County in plat book WW, page 126 & 127 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Eastview Drive, at the joint front corner of lots 12 and 13 and running thence with the joint line of said lots, N. 63-42 E., 150 ft. to an iron pin; thence with the line of property of the W. H. Rozeman Estate S. 26-18 E., 122 ft. to an iron pin at the joint rear corner of lots 13 and 14; thence with the joint line of said lots, S. 63-42 W., 150 ft. to an iron pin on the Eastern side of Eastview Drive; thence with the side of said Drive, N. 26-18 W., 122 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed book 793, page 269.