

RECORDING FEE
PAID \$ 2.50

mail
P.O. Box 235
City 29600
Dec 15 3 26 PM '71
OLLIE FARNSWORTH
R.M.C.

BOOK 1216 PAGE 423

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, Billy H. Van Hoose & Ella F. Van Hoose

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

indebted to Stephenson Finance Company, Inc.

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 Seven hundred twenty and no/100 Dollars (\$ 720.00), 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:

That piece, parcel or lot of land with improvements thereon situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being more particularly described as Lot No. 214, Section 1 as shown on plat entitled "Subdivision of Village Homes, F. W. Poe Mfg. Co., Greenville, S. C." made by Dalton & Neves, July, 1950, and recorded in the RMC Office for Greenville County in Plat Book Y, at pages 26-31, inclusive. According to said plat the within described lot is also known as No. 5 - 6th Avenue and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the North side of 6th Avenue at the joint front corner of Lots 213 and 214; said iron pin being located 151.6 feet from the Northeast corner of the intersection of 6th Avenue and "A" Street: running thence S. 41-27 East 69 feet to an iron pin on an Alley; thence N. 48-58 East 70.5 feet to an iron pin in line of Lot No. 242; thence N. 52-35 West 75 feet to an iron pin at the joint rear corner of Lots 243 and 214: running thence S. 44-34 West 56.1 feet to an iron pin, the point of beginning.

The above is the same property conveyed to Luther H. Stewart by deed recorded in Deed Book 553, at Page 84. The Grantor inherited said property from Luther H. Stewart.