

RECORDING FEE  
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GREENVILLE CO. S. C.

BOOK 1228 PAGE 383

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

APR 7 9 02 AM '72  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

Whereas, Eugene C. Capps

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 \*\*Five thousand six hundred forty and no/100\*\* Dollars (\$ 5,640.00), 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 lot of land situate, lying and being in the State and County aforesaid Saluda Township, about 15 miles North of Greenville, S. C., lying on the South side of the Pickens Road, being bounded on the North by the said road on the East by other property of myself, and on the South by tract conveyed by me to Gosnell and on the West by lands now or formally of Stamey and being a part of same tract conveyed to me by deed Archey Gosnell, said deed recorded in the office of the R.M.C. for Greenville County in deed Book 263 at page 125 and having the following courses and distances to wit:

Beginning on stake in the center of Pickens Road joint corner of the Stamey lands and runs thence with the common line of Stamey and of this plat S. 10-45-W 721 feet to an iron pin on the said line and joint corner of the Gosnell tract thence with the common line of Gosnell S. 80-37, 350 feet to a stake on the said line, thence a new line, N. 6-28-E, 690' this line calculated to a point in the said Pickens Road thence, with said road N. 75-00 W. 300 feet to the beginning, containing 5.1 acres.