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GREENVILLE CO. S. C.

BOOK 1230 PAGE 87

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

APR 20 12 15 PM '77
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

Whereas, Carl L. Howard and Edith Howard

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 **Two thousand eight hundred eighty and no/100** Dollars (\$ 2,880.00),
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 in Greenville Township, Greenville County, State of South Carolina, and being a portion of the property being known and designated as Lot No. 5 of Block "C" of the property of H. H. and Alice M. Willis, made by W. J. Riddle, Surveyor, November 1939, recorded in Plat Book J., Page 151, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint line between lots Nos. 6 and 7 running thence N. 61-40 E. 80 feet to an iron pin; thence S. 14-14 E. 102.7 feet to an iron pin at the corner of Lot No. 4; thence with line of Lot No. 4 S. 61-40 W. 80 feet to an iron pin; thence N. 14-14 W. to the point of beginning.

This is a portion of the property conveyed to the grantor by William H. Smith by deed dated April 9, 1948, and recorded in the R.M.C. Office for Greenville County in Vol. 342, Page 425.

The grantor reserves to the real property retained from the original tract a 10 ft. right of way on the eastern side of this property to be used as a driveway. This right of way easement shall run with the land.