

RECORDING FEE
PAID \$ 3.50

30753



BOOK 1233 PAGE 113

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, Charles W. Durham and Annie H. Durham

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 Seven Thousand Four Hundred Fourty and no/100 Dollars (\$ 7,440.00), 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 situate in Austin Township, Greenville County, State of South Carolina, on the eastern side of Morton Avenue and being known and designated as Lot No. 128 of Hunters Acres as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "BB" at Page 51. Said lot fronts 75 feet on the eastern side of Morton Avenue, and runs back to a depth of 200 feet.

The above is the same property conveyed to the grantor by deed recorded in the R.M.C. Office Greenville County Deed Book \ at page

ALSO ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Austin Township, known and designated as Lot No. 127, in the subdivision known as Hunters Acres accoiring to a survey and plat made by W. J. Riddle in May, 1952, and recorded in the R.M.C. Office for Greenville County in Plat Book "BB, at page 51, reference to which is craved for more complete descriptions.

This being property which was conveyed to Mertie M. Cannon and Ruth C. Cannon by W. W. Griffin by deed recorded in the R.M.C. Office for Greenville County in Deed Volume 461 at page 384. Ruth C. Cannon has since died testate and left all of her real property to Mertie N. Cannon as shown by her Will filed in the Probate Court for Greenville County in Apartment 642 at file 16.