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BOOK 1234 PAGE 443

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Whereas, Roy G. Coker and Ruby E. Coker

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 Ten Thousand Three Hundred Twenty and no/100 Dollars (\$ 10,320.00), 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 pice, parcel or lot of land in the State of South Carolina, County of Greenville, Town of Fountain Inn, known as Lot No. 7, Knollwood Court, according to a plat recorded in the RMC Office for Greenville Co. in Plat Book MM, page 174, and having, according to said plat, the followings metes and bounds, to wit:

BEGINNING on the north side of Knollwood Court, joint corner of Lots 7 and 8 and running thence S. 34-55 E. 175 feet; thence S. 57-05 E. 89.5 feet; thence S. 45-55 W. 175 feet to a point on the northern side of Knollwood Court, thence along said court, N. 57-05 W. 89.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in the RMC Office for Greenville County in Deed Book 724 at page 294.