

RECORDING  
OFFICE  
GREENVILLE, S.C.

BOOK 4235 PAGE 263

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGE OF REAL ESTATE

Whereas, William W. Peale, and John G. Peale

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 piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, at the southwestern corner of the intersection of Central Avenue and Dellrose Avenue and being known and designated as Lot No. 159 on plat of Eastdale Development recorded in the EMC Office for Greenville County, in plat book "JJJ", at Pages 50 and 51, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Central Avenue at the joint corner of Lots 159 and 160 and running thence along the joint line of said lots N. 60-21 W. 200 feet to an iron pin; thence along the joint line of Lots Nos 158 and 159 N. 29-39 E. 137.7 feet to an iron pin; thence along the southwestern side of Dellrose Avenue S. 68-11 E. 181.8 feet to an iron pin; thence with the curve of the intersection of Dellrose Avenue S. 68-11 E. 181.8 feet to an iron pin; thence with the curve of the intersection of Dellrose and Central Avenue, the chord of which is S. 19-14 E. 26.3 feet to an iron pin; thence along the northwestern side of Central Avenue S. 29-39 W. 144.7 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land located in Bates Township, County and State aforesaid, containing 5.2 acres, more or less, and according to Plat of Survey prepared by Terry T. Dill, Dated 3/4/72, and having the following metes and bounds, to-wit:

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