

GREENVILLE, CO. S. C.

JUN 29 4 46 PM '77

BOOK 1239 PAGE 237

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C. MORTGAGE OF REAL ESTATE

Whereas, Charles L. Bates, Frankie A. Bates and Sarah E. Moody

of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to Stephenson Finance Company, Inc., Consumer Credit Company
Division, Mauldin, South Carolina,

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

to the principal sum of Six Thousand, Six Hundred & 00/100 Dollars (\$ 6,600.00), 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 & 00/100 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 lot of land lying in the State of South Carolina, County of Greenville, lying on the Southerly side of Stokes Road and being known as a portion of Tract No. 1, as shown on a Plat of property of Lewis A. Stewart, prepared by Campbell & Clarkson, Engineers, dated August 12, 1966, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Stokes Road, joint front corner of lots 1 and 1-A, and running thence along the common line of said lots, S. 10 W., 80 ft. to an iron pin; thence S. 32-32 W., 263.5 ft. to an iron pin; thence N. 61-26 W., 95 ft. to an iron pin; thence N. 28-52 E., 288.1 ft. to an iron pin on the Southerly side of Stokes Road; thence along said Road, N. 88-10 E., 100 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Lewis L. Gilstrap, recorded in Deed Book 903, Page 444, R.M.C. Office for Greenville County.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to Carolina Federal Savings & Loan Association, recorded in Book 1171, Page 50, R.M.C. Office for Greenville County.