

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
✓ GREENVILLE CO. S. C.  
AUG 7 2 52 PM '52  
ELIZABETH RIDDLE  
R.M.C.

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MORTGAGE OF REAL ESTATE

Whereas, B. N. Patrick and Mary Lou Patrick

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

indebted to Stephenson Finance Company, Inc., 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 Four thousand eight hundred and 00/100--Dollars (\$ 4,800.00), 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 piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina being known and designated as Lot No. 28 Magnolia Acres, plat of which is recorded in the RMC office for Greenville County in Plat Book GG, page 133 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Fleetwood Drive, joint front corner of Lots 27 and 28, said iron pin being 176 feet in an easterly direction from the intersection of Cool Brook Drive and Fleetwood Drive; and running thence N. 25-49 W., 175 feet to an iron pin, joint rear corner Lots 27 and 28; thence N. 64-11 E., 85 feet to an iron pin joint rear corner Lots 28 and 29; thence S. 25-49 E., 175 feet to an iron pin on Fleetwood Drive joint front corner Lots 28 and 29; thence along Fleetwood Drive S. 64-11 W., 85 feet to an iron pin, the point of beginning.