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GREENVILLE CO. S. C.

BOOK 1250 PAGE 227

STATE OF SOUTH CAROLINA 21 3 17 PM '72  
COUNTY OF GREENVILLE ELIZABETH RIDDLE  
R.M.C.)

MORTGAGE OF REAL ESTATE

Whereas, William D. and Mary P. Brooks

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 Seven Thousand, Five Hundred & 00/100 Dollars (\$ 7,500.00), 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 lying in the State of South Carolina, County of Greenville, Fairview Township, containing 14.83 Acres, more or less, and having the following metes and bounds according to a plat by W. J. Riddle, Surveyor, dated September, 1957:

BEGINNING on the Neely Ferry Road on the line of Carrie Richardson property, and running thence along said Road, N. 0-45 E., 474 ft. to a Bend; thence still with said Road, N. 7-55 W., 366 ft. to a corner on Tom Goldsmith line; thence due W. 824 ft. to a stone on R. L. Richardson land; thence due S. 297 ft. to a corner; thence S. 78 W., 240 ft. to a stake; thence due S. 112 ft. to a stake; thence S. 79 E., 374 ft. to a corner near spring on branch; thence along said branch as a line with a traverse call of S. 56-30 E., 393 ft. to a white oak; thence N. 84-30 E., 241 ft. to the beginning corner.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 807, Page 122.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to Fountain Inn Federal Savings & Loan Association, recorded in Mortgage Book 1075, Page 641.