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GREENVILLE CO. S. C.

OCT 19 3 49 PM '72

BOOK 1254 PAGE 81

STATE OF SOUTH CAROLINA
ELIZABETH RIDDLE
COUNTY OF GREENVILLE R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Emily S. Adkisson Hopper House, formerly Emily S. Adkisson

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 Nine Thousand, Seven Hundred Twenty Dollars (\$ 9,720.00), 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, Austin Township, being known and designated as Lot 85, Eastdale Subdivision, as shown on Plat recorded in the R.M.C. Office for Greenville County in Plat Book YY, Pages 118 and 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Mimosa Drive, joint corner with Lot 86 and running thence along said lot, N. 15-00 E., 200 ft. to an iron pin; thence S. 75-00 E., 105 ft. to an iron pin; thence S. 15-00 W., 200 ft. to an iron pin on Mimosa Drive; thence along said Drive, N. 75-00 W., 105 ft. to the beginning corner.

The is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 825, page 136.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to First Federal Savings & Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1200, Page 304.