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BOOK 1263 PAGE 255

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE

Whereas, NELLIE RUTH MAYNOR (formerly Nellie Ruth Ledford)

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

indebted to STEPHENSON FINANCE COMPANY, INCORPORATED  
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 Two Thousand Two Hundred Thirty-Two and 00/100 Dollars (\$ 2,232.00), 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 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, situate, lying and being in the County of Greenville, State of South Carolina, near the Town of Travelers Rest, Bates Township, and being known and designated as Lot No. 16 of Sunny Acres Subdivision, as shown on plat book BB, at page 168 and 169, and according to said plat, having the following metes and bounds, to-wit:  
BEGINNING at an iron pin on the south side of Paris View Avenue, at the joint corner of Lot Nos. 15 and 16, and running thence S. 29-30 E. 148 feet to an iron pin, joint rear corner of Lot Nos. 15 and 16; thence N. 60-30 E. 80 feet to an iron pin, joint rear corner of Lot Nos. 16 and 17; thence N. 29-30 W. 149 feet to an iron pin on Paris View Avenue, joint front corner of Lot Nos. 16 and 17; thence along the south side of Paris View Avenue S. 60-40 W. 80 feet to the BEGINNING corner.

THIS IS A SECOND MORTGAGE.