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GREENVILLE, CO. S. C.

BOOK 1277 PAGE 113

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAY 10

3 30 PM '73
DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Frances Mahaffey Holcombe, formerly Frances W. Mahaffey

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, Eight Hundred & 00/100 Dollars (\$ 7,800.00), 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 buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, in Fountain Inn, S. C., being known as Lot No. 19 on Plat of Property of W. E. Harrison and W. H. Phillips, Sr., and sometimes referred to as Woodfield Subdivision and recorded in Plat Book FF, Pages 52 and 53. Said lot fronting 100 ft. along the East side of Garrett Street, running back a depth of 200 ft. on the South side; to a depth of 198.5 ft. on the North side and being 100 ft. across the rear and being described by metes and bounds according to a survey made by R. K. Campbell, March 2, 1964.

This is the same property conveyed to Frances W. Mahaffey by Deed dated March 2, 1964, and recorded in the R.M.C. Office for Greenville County in Deed Book 869, Page 461.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to Prudential Insurance Company of America, recorded in Mortgage Book 952, Page 399, R.M.C. Office for Greenville County.