

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, ROY GILBERT

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

indebted to Stephenson Finance Co., Inc., 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 One Thousand Eight Hundred Sixty and No/100 Dollars (\$1,860.00), 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 and No/100 Dollars (\$10,320.00), 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 those pieces, parcels or tracts of land in Saluda Township, Greenville County, South Carolina and being more particularly described as follows:

PARCEL #1

BEGINNING at an iron pin in the center of Old Talley's Bridge Road, 32.5 feet northwest from the center of the new road, and running thence N. 76-30 W., 217.8 feet to a stake; thence N. 13-30 E., 100 feet to a stake; thence S. 76-30 W., 217.8 feet to the center of Old Talley's Bridge Road; thence with said road S. 13-30 W., 100 feet to the beginning corner. Containing one-half acre, more or less.

PARCEL #2

BEGINNING at an iron pin in the center of Old Talley Bridge Road at a Point 34.5 feet from the corner of New Talley Bridge Road, and runs thence with lands now or formerly of Floyd Edwards, N. 76-30 W., 217.8 feet to an iron pin; thence with the line of said property, S. 25-15 E., 206.1 feet to a nail and cap in the center of new road; thence with the center of said road, N. 52-50 E., 174.7 feet to a nail and cap; thence N. 29-40 W., 34.5 feet to an iron pin; the beginning, containing 0.38 acres, not including right of way of said road.