

FILED
GREENVILLE, CO. S. C.

BOOK 1299 PAGE 113

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JAN 4 2 50 PM '74
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, George W. Grant

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

indebted to Stephenson Finance Company, Inc., Consumer Credit Company Division, Mauldin, South Carolina, 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 Three Thousand One Hundred Sixty-Eight Dollars (\$ 3,168.00), 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 tract or lot of land lying in the State of South Carolina, County of Greenville, being a lot deeded off of the Southeastern corner of a tract of 47.90 Acres owned by Pearl W. Grant and being described as follows:

BEGINNING at a point in the Northeastern corner of Virginia Manufacturing Company (now Riegel Textile Corporation) on the Western margin of an unnamed County Road; thence in a Westerly direction along the line of Virginia Manufacturing Company property, 175 ft. to a point; thence in a Northerly direction, parallel with said County Road 150 ft. to a point; thence in an Easterly direction perpendicular to said County Road, 170 ft. to a point on the Western margin of said Road; thence along said Road in a Southerly direction 150 ft. to the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 680, Page 440.