

MORTGAGEE'S ADDRESS:
525 Haywood Road
Greenville, S. C. 29607

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ANTHONY W. STEPHENS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOY R. BAILEY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference. in the sum of SIX THOUSAND FIVE HUNDRED FORTY-FOUR AND 18/100

Dollars (\$ 6,544.18) due and payable

IN FULL FOUR (4) Years from the date hereof with interest payable monthly beginning January 31, 1985; Should full payment not be received at maturity, the then principal and interest balance shall be paid in monthly installments for Fifteen (15) years at 12% interest per annum beginning on June 1, 1988 and continuing until paid in full.

with interest thereon from June 1, 1984 at the rate of 12% per centum per annum, to be paid: AS SET

OUT ABOVE.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

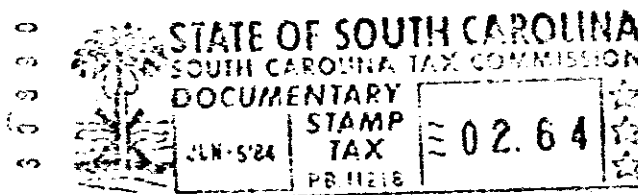
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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 and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land situate, lying and being in the County and City of Greenville, State of South Carolina and being shown and designated as Lot 25 on a plat of Augusta Road Hills recorded in the RMC Office for Greenville Greenville County, South Carolina in Plat Book "L" at Page 56 and 57 reference being made to said plat for a more particular description thereof.

Derivation: Deed Book 1214, Page 341 - Joy R. Bailey 6/1/84

There shall be no penalty for prepayment but the accrued interest for the first year shall be added to the principal.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.