

FILED
GREENVILLE CO. S. C.

BOOK 1224 PAGE 01

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 23 4 42 PM '77

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, ELIZABETH DUBOSE FANT

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

indebted to STEPHENSON FINANCIAL COMPANY, INC., CONSUMER CREDIT 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 THREE THOUSAND THREE HUNDRED SIXTY & NO/100 Dollars (\$ 3,360.00), 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 NO/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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville being shown and designated as Lot 37 on a plat of Casa Loma Estates recorded in the R.M.C. Office for Greenville County in Plat Book S, page 65 and a strip of land lying between said lot and Merrydale Lane, being shown on plat entitled Property of Richard C. Buchanan, made by C. C. Jones, Engineer, February 23, 1963, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Merrydale Lane, corner of Lot 8 (on plat of Pinehurst Subdivision recorded in Plat Book PP, at page 39 of the R.M.C. Office for Greenville County) and running thence with said lot, S. 19-34 E. 83.5 feet to an iron pin at corner of Lot 36 (on Casa Loma Estates plat); thence with the line of said lot, S. 49-47 W. 205.6 feet to an iron pin on the northeast side of Courtney Circle; thence with the curve of said Street, N. 47-23 W., 69.9 feet to an iron pin, corner of Lot 38; thence with the line of said Lot, N. 34-47 E. 184.5 feet to an iron pin, the rear corner of Lots 37 and 38; thence with a new line, N. 9-31 E. 17.9 feet to an iron pin on the south side of Merrydale Lane; thence with said Street, S. 90-29 E. 77 feet to the beginning corner.

This is the identical property conveyed to mortgagor by deed of Ben P. Littleton to be recorded of even date herewith.