

Younts, Reese & Coffield

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 20 4 36 PM '72
OLIVE FARNSWORTH
R. M. C.

BOOK 1238 PAGE 29

MORTGAGE OF REAL ESTATE

Whereas, BETTY H. HOLCOMBE

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

indebted to STEPHENSON FINANCE CO., 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 SEVEN THOUSAND FIVE HUNDRED SIXTY & NO/100 Dollars (\$7,560.00---), 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 & 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 piece, parcel or lot of land lying and situate on the West side of Bertrand Terrace near the City of Greenville, Greenville County, State of South Carolina being known and designated as Lot No. 45 of Section A and a parcel of land adjoining the rear of Lot No. 45 as shown on a plat of Mansfield Park prepared by Jones Engineering Service dated August 16, 1967 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Bertrand Terrace at the corner of Lot 46 and running thence along said Lot, S. 62 W., 136 feet to an iron pin; thence N. 30-15 W., 137 feet to an iron pin on the Southern side of Stanford Road; thence with Stanford Road, N. 58-40 E., 110 feet to an iron pin; thence along the curved intersection of Stanford Road and Bertrand Terrace, the chord of which is S. 76-02 E., 35.2 feet to an iron pin; thence along the western side of Bertrand Terrace, S. 30-38 W., 120 feet to an iron pin, being the point of beginning.