

AUG 15 1973

BOOK 1288 PAGE 49

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville ) ENGINEER'S MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Fred M McAtee and Rhoda B. McAtee,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ~~MORTGAGEE COMPANY~~  
~~MC Financial Services, Inc.~~, its successors and assigns forever (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  
Eight Thousand/Sixty-Seven Dollars and 36/100's ~~\*\*\*\*\*~~ Dollars (\$ 8,067.36 ) due and payable  
in monthly installments of \$ 96.04, the first installment becoming due and payable on the 10th day of Sept. 1973  
and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has  
been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

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 Greenville, to wit:

ALL that piece, parcel or lot of land with the improvements thereon situate  
lying and being in Dunean Mills Village, Greenville County, South Carolina and  
being more particularly described as Lot No. 39, Section 6, as shown on a plat  
entitled "Subdivision for Dunean Mills, Greenville, S. C.", made by Pickell and  
Pickell, Engineers, Greenville, S. C., on June 7, 1948, revised June 15, 1948, and  
August 7, 1948, and recorded in the R. M. C. Office for Greenville County in  
Plat Book S, at pages 173-177, inclusive. According to said plat the within  
described lot is also known as No. 20, Henry Street (Avenue) and fronts thereon  
55 feet.

THIS is the identical property this day conveyed to the Mortgagor by J. P.  
Stebens and Co., Inc. by its deed contemporaneously delivered and to be contempo-  
raneously recorded with this mortgage in the R. M. C. Office for Greenville County,  
South Carolina.

THIS mortgage is given to secure a portion of the purchase price of the  
within described property and includes jacket water heater and tank installed in  
said premises.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, and of all 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 such  
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 herein specifically stated otherwise as follows:

THIS is a first mortgage, being second to none.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mort-  
gagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This  
mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mort-  
gagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All  
sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise  
provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from  
time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage  
debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals  
thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee,  
and that it will pay all premiums therefor when due and that it does hereby assign to the Mortgagee the proceeds of any policy insuring  
the mortgaged premises and does hereby authorize such insurance company concerned to make payment for a loss directly to the Mort-  
gagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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