

STATE OF SOUTH CAROLINA } FILED
 COUNTY OF Greenville } SEP 26 1973
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1291 PAGE 673

WHEREAS, JIM THOMAS AND ROSE THOMAS, THEIR HEIRS AND ASSIGNS FOREVER:

MCC Financial Services
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY
 OF Greenville 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 Eight Hundred Seventy Four and 84/100***** Dollars (\$ 8,874.84) due and payable
 in monthly installments of \$ 113.78, the first installment becoming due and payable on the 5th day of October, 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 in the State of South Carolina, County of Greenville,
 Chick Springs Township, known and designated as Lot No. 16 of a subdivision known as
 Piedmont Park according to plat recorded in the REC Office for Greenville County in Plat
 Book F, at page 290 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING AT an iron pin on Pine Avenue, at corner of Lot No. 17 and running thence with the
 line of Lot No. 17, S. 6-38W. 231 feet; thence N. 83-22 W. 100 feet to pin; at corner of
 Lot No. 15; thence with line of Lot No. 15, N. 6-38E. 233.65 feet to pin on Pine Avenue; thence
 with LINE OF Pine Avenue, S. 78-22E 30.2 feet to pin; thence still with Pine Avenue S. 83-22 E. 2
 70 feet to the point of beginning.

The above described property was devised to the grantors by Will of their father Lewis T.
 Waddell on file in Probate Court of Greenville County in Apt. 597, File 7.



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:

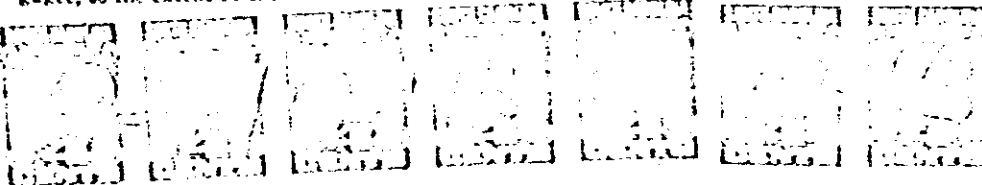
This is a first Mortgage second to none;

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-
 gagee 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 each insurance company concerned to make payment for a loss directly to the Mo-
 rgagee, to the extent of the balance owing on the Mortgagee's debt, or the due or not.



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