

WHEREAS, We, Elden B. Martin and Patricia W. Martin

MCC FINANCIAL SERVICES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ~~MOTOR CONTRACT COMPANY~~

OF _____ 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

Eighteen Thousand, Three Hundred, Twenty-Six and 28/100 Dollars (\$ 18,326.28) due and payable in monthly installments of \$ **218.17** , the first installment becoming due and payable on the **10th** day of **March** , 19**74** 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: **In Oak Lawn Township, containing 4 acres, more or less, described as follows: BEGINNING at a point in the center of a bridge spanning a branch, thence in a Westerly direction 418 feet to an iron pin new corner of Grantor and Grantee, then in a Southerly direction 418 feet to a new corner of W. T. Singleton and the land herein conveyed, thence in an Easterly direction 418 feet to the center of a new road, then along the center of said road, a Northerly direction for a distance of 418 feet to the beginning corner and being the same tract of land conveyed unto the Grantor herein by Deed of W. T. Singleton, dated March 26, 1962, of record in the Office of the Clerk of Court for Greenville County, in Deed Book 695, at Page 109. Also, all that certain piece, parcel or lot of land situate lying and being in Oak Lawn Township, County of Greenville, State of South Carolina, containing 2 acres, more or less, as shown on a plat of Ramsey Lollis property, prepared by C. O. Riddle, RLS., dated October 31, 1968, and having the following courses and distances as upon said plat appear, to wit: BEGINNING at a point in the corner of S. C. Road No. 450, known as the Woodville Pelzer Road at the joint corner of Burt's Land and running thence along the Burt's line S43-13 E for a distance of 353.2 feet to an iron pin, thence along the line of other property of the Grantor, N 53-07E for a distance of 248 feet to an iron pin, thence N43-13W for a distance of 253.2 feet to a point in the center of said road, thence along the center of said road S53-07W, for a distance of 248 feet, to the beginning corner, and being the same property conveyed unto the Mortgagors herein by Deed of Kathy Jean Cox Lomax, dated October 30, 1972, and recorded in the Office of the Clerk of Court for Greenville County in Deed Book 959, at Page 25.** together with all and singular rights, tenures, liberties, franchises, advowsons, tithes, rents, services, and profits, 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.

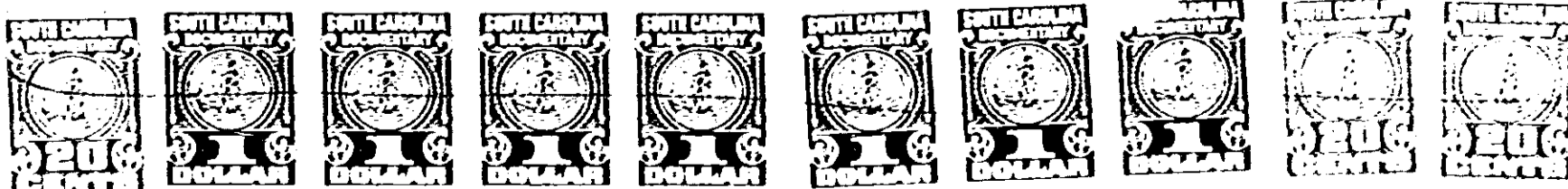
The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as herein specifically stated otherwise as follows:

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 Mortgagee, 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 Mortgagor 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 Mortgagee, to the extent of the balance owing on the Mortgagee debt, whether due or not.



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