

0.40

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 3 1974
RECORDED
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

40583
BOOK 1309 PAGE 301
43 PAGE 401

WHEREAS, Roy R. Hickey and Connie Hickey
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC 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 Fourteen Thousand
One Hundred Sixty Eight Dollars and 28/100----- Dollars (\$ 14,168.28) due and payable
in monthly installments of \$ 163.67 , the first installment becoming due and payable on the 11 day of June , 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 purpose:

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 and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, the
Maximum Outstanding at any given time not to exceed said amount stated above, 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 certain piece, parcel or lot of land in the State
of South Carolina, County of Greenville, Greenville Township, on the north side of Randall
Street and being part of Lot 19, Section A, Stone Land Company, as shown by plat recorded in
the R.M.C. Office in Plat Book A, Page 431, and described as follows:

Beginning at an iron pin on Randall Street at the joint corner of Lot 19 and 25 and running
thence with Randall Street N. 83-13 W. 52 feet to a stake thence N. 1-41 E. 164.5 feet more
or less to the back line of said lot; thence S. 79-30 E. 156 feet to an iron pin in corner of Lot
20; thence with said lot S. 1-41 156 feet to the beginning corner.

Being the same premises conveyed to Elizabeth Howell by Deed recorded in Deed Book 602 at page
429.



NOV 22 1976
13057
Annie S. Ingleby
REC

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, and of all the
rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures or benefits attached, connected, or
fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment other than 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, together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures or benefits attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment other than usual household furniture, be considered a part of the real estate.

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 Mortgagee 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, rebances 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.

4328 RV-23