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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, T. J. Stidham and Ruth M. Stidham

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. #38

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 Two thousand Five Hundred and Twenty and 00/100 Dollars (\$ 2,520.00) due and payable in monthly installments of \$ 84.00 , the first installment becoming due and payable on the 10th day of March , 19 76 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 annua, to be paid on demand.

granted, bargain'd, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee as may be advanced to or for the Mortgagor's account

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, being shown as Lot 57 on a Plat of Property of T. J. Stidham and Ruth M. Stidham prepared by Carolina Surveying Co., dated April 5, 1971 and having, according to said plat, the following metes and borders to-wit:

40220V2AC

BEGINNING at an iron pin on the Southwestern edge of Gilreath Street (Hunt), which iron pin is 110 feet, more or less, from the intersection of Gilreath Street (Hunt), and County Road and running thence S. 63-30 W. 200 feet to an iron pin; thence N. 26-15 W. 100 feet to an iron pin; thence S. 63-30 E. 200 feet to an iron pin on the Southwestern edge of Gilreath Street; thence with the Southwestern edge of said Street, S. 26-15 E. 100 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all plumbing and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, 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 unto and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that he 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:

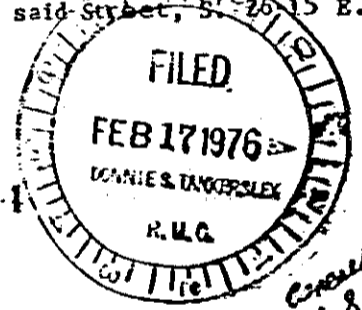
This is a second mortgage second only to that first held by Thomas and Hill.

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, assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, 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

PAID AND SATISFIED
MCC FINANCIAL SERVICES, INC.
BY: [Signature]



Donnie S. Taylor
R.M.C.

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