

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 18 1976
DANIEL S. LANKFORD
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.
Louise G. Bell

BOOK 43 PAGE 490
BOOK 1380 PAGE 688

WHEREAS, Louise G. Bell (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. P.O. Box 2852 Greenville, S.C. 29602, 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 Three thousand nine hundred and 00/100 Dollars (\$ 3,900.00) due and payable in monthly installments of \$ 130.00, the first installment becoming due and payable on the 10 day of November, 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 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 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 and County aforesaid being known and designated as Lot No. 44 of Blue Mountain Park, fronting 100 feet on Blue Mountain Drive. Said lot, according to the plat of Blue Mountain Park, recorded in the Office of the RMC for Greenville County in Plat Book EE, at page 121, being described as follows:

BEGINNING at an iron pin on Blue Mountain Drive, at the front corner of Lots 43 and 44, and running thence along the joint line of said lots S. 0-10 E. 160 feet to an iron pin, joint rear corner of said lot S. 89-50 W. 100 feet to an iron pin, joint rear corner of Lots 44 and 45; thence along the joint line of said lots N. 0-10 W. 160 feet to an iron pin on Blue Mountain Drive, joint front corner of Lots 44 and 45; thence along the joint line of said lots E. 100 feet to the point of beginning.

Being the same property conveyed to the Grantor herein by deed of Harold E. Johnson and James D. Williams dated December 27, 1955 and of record in the RMC Office for Greenville County in Deed Book 542 at page 83.

Conceded
Dannie S. Lankford
R.M.C.

LONG, BLACK & GASTON

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 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.

Conceded
Dannie S. Lankford
R.M.C.

NOV 26 1976

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

FILED
GREENVILLE CO. S.C.
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