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FILED GREENVILLE CO S.C. 9 30 74 MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN: THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000. BOOK 1323 PAGE 135 BOOK 44 PAGE 292

WHEREAS, Otis Davis R.H.C. (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 One Thousand Nine Hundred Twenty and No/100 Dollars (\$ 1,920.00) due and payable in monthly installments of \$ 64.00, the first installment becoming due and payable on the 26th day of October, 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:

... feet to the beginning corner, and containing 11.97 acres, more or less. Less, however, that portion of said property situate South of the Northern boundary of the right of way of U. S. Highway I-85; less also portions of said property North of the Northern boundary of U. S. Highway I-85 as follows:

Property conveyed to J. R. Cleveland at Deed Book 738 at page 544 shown on the records of the County Block Book Department as 367-1-15; Lot conveyed to Leon Garfield at Deed Book 466 at page 133, shown as Block Book number 367-1-16; Lot conveyed to John and Beatrice Burts at Deed Book 419 at page 124, shown as Block Book number 367-1-17; Lot conveyed to Margaret D. Pinson at Deed Book 621 at page 133, shown as Block Book number 367-1-31; Lot conveyed to Charles S. and Clarence B. Martin at Deed Book 844 at page 578, shown as Block Book number 367-1-14.10; Lot conveyed to Ella D. Davis at Deed Book 848 at page 27, shown as Block Book number 367-1-14.11; Lot conveyed to Ella Davis at Deed Book 852 at page 27, shown as Block Book number 367-1-14.12; Lot conveyed to Henry A. Sweeney and Lois W. Sweeney at Deed Book 876 (continued at bottom of page)

Together with all and singular rights, members, hereditaments, and appurtenances to the same 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, 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:

FILED GREENVILLE CO S.C. 4 25 74 ENVELOPE 4 25 74 ANNIE S. TANKERSLY R.H.C.

Witness my hand and seal this 4th day of January, 1974. Annie S. Tankersly R.H.C.

WITNESSES: [Signatures] JAN 4 1974

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

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