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STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

TILL  
JAN 21 1976

**MORTGAGE OF REAL ESTATE**

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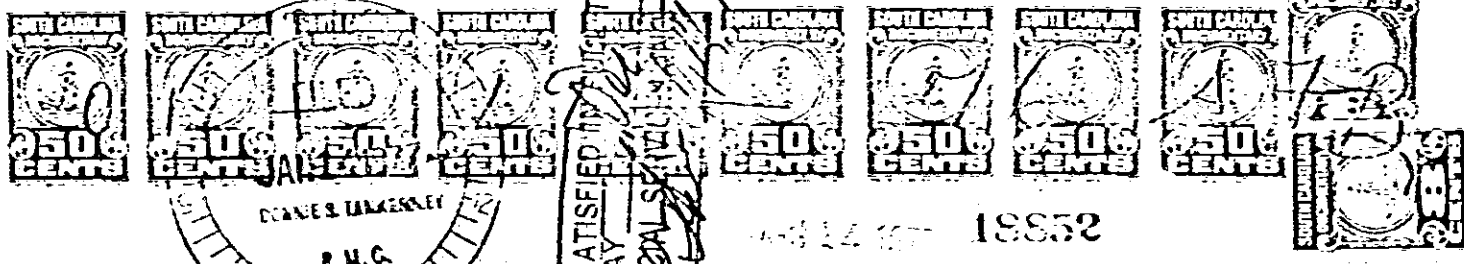
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Danny J. Jones and Vicki H. Jones  
(hereinafter referred to as Mortgagor) is well and truly indebted unto NCC 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 ---Eleven thousand five hundred and fifty eight and 16/100--- Dollars (\$ 11,558.16 ) due and payable in monthly installments of \$ 160.53, the first installment becoming due and payable on the 01 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 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 according to a plat thereof prepared by C. O. Riddle, R. L. S. dated December, 1965 and recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 55, and having the following metes and bounds, to-wit:

BEGINNING AT A POINT on the eastern side of Hickory Lane, joint front corner of Lots Nos. 64 and 65 and running thence with the eastern side of Hickory Lane N. 41-30 E. 113.5 feet to a point; thence continuing with the eastern side of Hickory Lane N. 59-05 E. 48.8 feet to a point at the joint front corner of Lots No. 65 and 66; thence S. 30-55 E. 188.9 feet to a point at the joint rear corner of Lots Nos. 65 and 66; thence S. 58-05 W. 47.6 feet to a point at the joint rear corner of Lots No. 64 and 65; thence N. 66-00 W. 190 feet to a point on the eastern side of Hickory Lane, the point beginning; being the same property conveyed to me by Central Realty Corporation by deed dated November 20, 1972.



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 now or be had therefrom, 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 Second Mortgage, being subject to that first held by First Federal Savings and Loan.

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 Mortgagor 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 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 the 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

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