

9498

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1365 PAGE 268
BOOK 46 PAGE 466

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

WHEREAS, Linwood R. McDowell and Doris J. McDowell
(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 Two thousand Six hundred and forty and 00/100 Dollars (\$ 2,640.00) due and payable in monthly installments of \$ 110.00 the first installment becoming due and payable on the 25th day of May, 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 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:

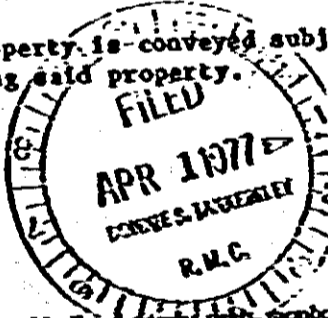
ALL THAT lot of land in the County of Greenville, State of South Carolina, being shown as Lot 28 on plat of Blueberry Park recorded in Plat Book BB at page 18, and fronting on Strawberry Drive, and having the following metes and bounds:

BEGINNING at an iron pin on the Western side of Strawberry Drive at the point corner of Lots 28 and 29; thence along the common line of said lots, N. 85-10 E. 153 feet to an iron pin; thence along the rear line of Lot #28 N. 3-10 E. 80 feet to an iron pin; thence along the common line of Lots 27 and 28; S. 85-55 E. 153 feet to an iron pin on the western side of Strawberry Drive; thence along said Drive, S. 3-10 W. 80 feet to the point of beginning.

DERIVATION: Deed Book 765, page 441;

26203

This property is conveyed subject to restrictions, easements, and covenants affecting said property.



Vertical stamp: RECORDED AND INDEXED APR 1 1977 MCC FINANCIAL SERVICES BY: [Signature]

Together with all and singular rights, members, hereditaments, and appurtenances to the same before or hereafter incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and electrical 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 ONLY TO THAT FIRST HELD BY FIDELITY FEDERAL SAVINGS AND LOAN, DATED 08-19-71

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:

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