

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville
 MAY 25 1977
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

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WHEREAS, George R. Turner, Jr.
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., 123 W. Antrim Dr., Greenville, S. C. 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 Fourteen thousand eight hundred forty-seven dollars and 12/100 Dollars (\$ 14,847.12) due and payable in monthly installments of \$ 206.21, the first installment becoming due and payable on the 1st day of July, 19 77 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 farther 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:

In Greenville Township, and lying on Dakota Avenue, (formerly Parkins Mill Road) and according to survey and plat made by J. Mac Richardson, Reg. Land Surveyor, dated January, 1954, having the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Dakota Avenue (formerly Parkins Mill Road) 104.6 feet from the intersection of Dakota Avenue and Service Drive and being the corner of lot number 1 of the George N. and Eleanore Beattie Property and running thence with the eastern side of Dakota Avenue (formerly Parkins Mill Road) N. 30-59 E. 75 feet to an iron pin; thence S. 51-05 E. with other land of the grantor 149.2 feet to iron pin; thence still with other lands of the grantor S. 30-59 W. 75 feet to iron pin at the corner of lots Number 1 and 3 of the Beattie Place Property; thence along the line of lot number 1 of the Beattie Property N. 51-05 W. 149.2 feet to the beginning corner and being a portion of the property conveyed to L. B. Lipscombe by Mrs. Cleo Adams by Deed Book 296, page 48 R.M.C. Office, Greenville, S. C.

This is the same property conveyed from C. B. Lipscombe by deed recorded January 23, 1954, in Volume 492, page 460.

Together with all and singular rights, members, hereditaments, and appurtenances 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.

AUG 21 1978
 JONES & JONES

PAID AND FULL THIS
 MCC FINANCIAL
 BY: *[Signature]* 5566

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