

SEP 10 1974

BOOK 1322 PAGE 237
BOOK 67 PAGE 1618

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. WALKERLEY MORTGAGE OF REAL ESTATE

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

WHEREAS, Dwight E. Brougher
(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 Four Thousand Seventy Seven Dollars and NO/100 Dollars (\$ 4077.00) due and payable in monthly installments of \$ 67.95, the first installment becoming due and payable on the 10 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:

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 of South Carolina, County of Greenville, on the Eastern side of West Dorchester Blvd., and known and designated as Lot No. 112 on Plat of Belle Meade which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book GG, at page 95, and having; according to said Plat, the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the Eastern side of West Dorchester Blvd, which iron pin is the joint front corner of Lots Nos. 112 and 111, and running thence along the joint line of said lots, N. 83-16 E. 146.6 feet to an iron pin; thence N. 11-49 W. 80.3 feet to an iron pin, joint rear corner of Lots Nos. 112 and 113; thence along the joint line of said lots S. 83-16 W. 139.5 feet to an iron pin on the Eastern side of West Dorchester Blvd; thence along the Eastern side of West Dorchester Blvd. S. 6-44 E. 80 feet to an iron pin, the point of beginning.



Cancelled
Donnie S. Walkerley AUG 3 1979 4195

PAID AND SATISFIED IN FULL THIS
1st DAY August 1979
MCC FINANCIAL SERVICES INC.
BY: David R. Fisher mgr.
D. B. Johnson, asst.

AUG 3 1979 PM

Together with all and singular rights, appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise 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 second Mortgage

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 Mortgagee 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 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

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