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APR 14 1976
DEANE & TAYLOR

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, James Lake Elgin and Elsie F. Elgin

(hereinafter referred to as Mortgagor) is well and truly indebted unto NOC Financial Services, Inc. #38, 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 Nine Hundred and Sixty Eight and 00/100 Dollars (\$ 4,968.00) due and payable in monthly installments of \$ 92.00, the first installment becoming due and payable on the 15th 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 those certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville being known and designated as Lots 4, 5, and 6 of Block E of A Subdivision known as Stone Estates as shown on plat thereof prepared by C. H. Furman, Jr. Engineer, October 1931 and recorded in the R. H. C. Office for Greenville County in Plat Book G at Page 292 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Druid Street, joint front corner of Lots 3 and 4 of Block E and running thence along the joint line of said lots S. 78-38 E. 160 feet to an iron pin at the joint rear corner of Lots 27 and 28, Block E, thence along the rear line of Lots 28, 29 and 30, Block E, 75 feet to an iron pin at the rear corner of Lot 7, Block E; thence along the line of that lot, N. 78-38 W. 160 feet to an iron pin on the eastern side of Druid Street, thence along the eastern side of Druid Street, S. 78-38 E. 75 feet to the beginning corner. Lot 4 is the same conveyed to us by A. E. Howard et al, dated May 12, 1956 and recorded in the R. H. C. Office for Greenville County in Deed Book 552 at Page 317. Lots 5 and 6 were conveyed to us by Haskell Morgan by deed dated March 29, 1956, recorded in Deed Vol. 547 at Page 283.

FILED
MAY 12 1976
DEANE & TAYLOR
10298

PAID AND SATISFIED IN FULL THIS
21st DAY September 1978
BY: *[Signature]*
NOC FINANCIAL SERVICES, INC.

SEP 25 1979

Witness: *Jeanette Wood*

To have with all and singular rights, members, appurtenances, and appurtenances to the same belonging 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 filled 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 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 First Federal.

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 whosoever 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 each further sum as may be advanced hereafter, at the option of the Mortgagee, for the payment of

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