

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TOTAL NOTE: \$15,624.96
TOTAL ADV.: \$ 8,937.88

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

1425 486
70 868

WHEREAS, Jessie L. Shelton

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOC 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 Fifteen thousand,
six hundred twenty four & 96/100 Dollars (\$ 15,624.96) due and payable

in monthly installments of \$ 162.76 the first installment becoming due and payable on the 15th day of April 19 79
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:

Being shown as Lot No. 2 on a plat of property of J. Frank Williams, recorded in the R.M.C. Office for Greenville County in Plat Book "000", page 31, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Haynesworth Road at the joint front corner of Lots 1 and 2, and running thence with the common line of said lots N. 55-36 E., 147.1 feet to an iron pin; thence S. 35-28 E., 92.3 feet to an iron pin on the northerly side of Nix Circle; thence with said Circle S. 54-32 W., 125 feet to an iron pin; thence around a curve at the intersection of Nix Circle and Haynesworth Road, 35.7 feet to an iron pin on the northeasterly side of Haynesworth Road; thence with said Road N. 32-48 W., 70 feet to the point of beginning.

This is the same property conveyed from R. D. Wilson by deed recorded 08-21-62 Vol. 730 at page 321.



WITNESSES



RECORDED IN THE
OFFICE OF THE CLERK OF THE
SOUTH CAROLINA
APR 2 1979
WITNESSES
J. Shelton
MOC Financial Services, Inc.

Together with all and singular rights, members, easements, and appurtenances to the same 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.

31-1-19

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:

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