

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

AUG 7 1973

CONVEYANCE MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1288 PAGE 49

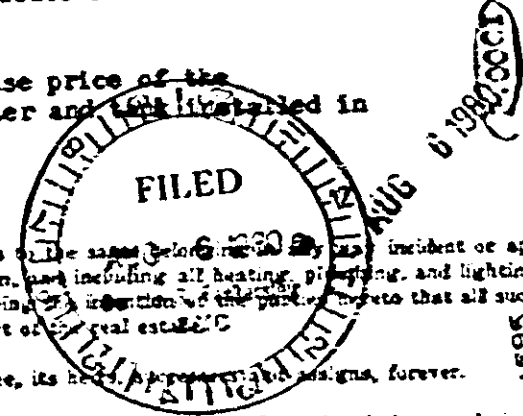
PLAT 71 PAGE 613

WHEREAS, Mr. Fred M McAtee and Rhoda B. McAtee,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ~~MORTGAGEE~~
~~OR 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
Eight Thousand/Sixty-Seven Dollars and 36/100's ~~*****~~ Dollars (\$ 8,067.36) due and payable
in monthly installments of \$ 96.04, the first installment becoming due and payable on the 10th day of Sept., 1973
and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has
been paid in full, with interest thereon from the date of the note at the rate of seven per centum per annum, to be paid on demand.
Stebens and Co., Inc. by its deed contemporaneously delivered and to be contempo-
raneously recorded with this mortgage in the R. M. C. Office for Greenville County,
South Carolina.

THIS mortgage is given to secure a portion of the purchase price of the
within described property and includes jacket water heater and ~~the~~ installed in
said premises.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same, including all heating, piping, 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, assigns, and assigns, forever.

The Mortgagee 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:

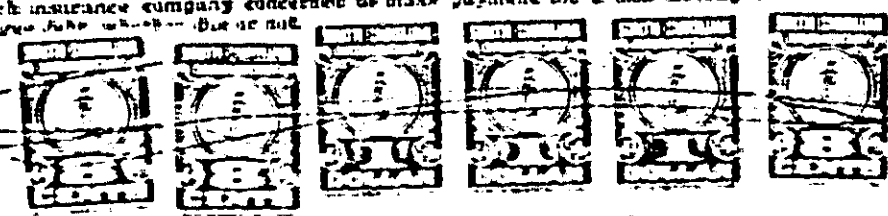
THIS is a first mortgage, being second to ~~the~~ ~~same~~ ~~party~~ ~~as~~ ~~shown~~ ~~on~~ ~~the~~ ~~face~~ ~~hereof~~.
BY: *[Signature]* ~~BY: [Signature]~~

The Mortgagee further covenants to warrant and forever defend all and singular the same, its heirs, assigns, and assigns, forever,
and against the Mortgagee 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, refinances or credits that may be made hereafter to the Mortgagee
by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All
sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise
provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from
time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage
debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals
thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee,
and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring
the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee,
to the extent of the balance owing on the Mortgagee debt.



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4328 RV.2