

FILED
GREENVILLE, CO S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1413 PAGE 131

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

72 REC 830

WHEREAS, Helen B. Edens

(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 Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two thousand, six hundred fifty six dollars & 44/100-----Dollars (\$ --2,656.44-----) due and payable in monthly installments of \$ 73.79, the first installment becoming due and payable on the 20th day of November, 1977 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 debts 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 lot of land situate on the eastern side of Endel Street, in Greenville Township, Greenville County, S. C. and being further described as follows:

BEGINNING at an iron pin on Endel Street at a point common to this property and property now or formerly of J. L. W. McCrackin, and running thence with said McCrackin line S. 67 1/2 E. 150 feet more or less, to an iron pin; thence S. 20 W. 50 1/2 feet to an iron pin at point common to this property and property now or formerly of John Miller; thence with Miller's line N. 67 1/2 W. 151 feet, more or less, to an iron pin on Endell Street; thence with said Street N. 23 E. 50 1/2 feet to the beginning point and being known as Lot. No. 2 of the original tract of land conveyed to Cleveland and Williams by J. E. Boling.

This property is also known as Lot No. 13, Block 15, Sheet 123 on the Greenville County Block Book map.

This is the same property conveyed from Robert Lee Hudson by deed recorded 09-16-70 in Vol. 398, page 401.

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PAID AND SATISFIED IN FULL THIS

20 DAY October 1980 14998

MCC FINANCIAL SERVICES, INC. Now Associates Financial Services

BY: *[Signature]*

Witness: *[Signature]*

Together with all and singular rights, members, hereditaments 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 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.

NOV 13 1980

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 Real Estate

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