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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUL 17 3 19 74

MORTGAGE OF REAL ESTATE

BOOK 1316 PAGE 689
BOOK 73 PAGE 701

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS ANNIE K. HANKERS P. Stovall and Burt B. Stovall
(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 Eight thousand three hundred sixteen dollars & 84/100 Dollars (\$ 8,316.84) due and payable in monthly installments of \$ 99.01 , the first installment becoming due and payable on the 15 day of August , 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 Mortgagee 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 with the buildings and improvements thereon on East White Horse Road Extension near the City of Greenville, in Greenville County, State of South Carolina, being known as a portion of Lot No. 2, Unit 3, of Pine Crest Farms, a plat IA of said subdivision being recorded in the REC Office for Greenville County in Plat Book "K" at page 3, and said property being described as follows:
This is the same property conveyed to the grantor by deed of G. Sidney Garrett recorded in the REC Office for Greenville County in Deed Book 779 at page 392.

Together with all and singular rights, interests, hereditaments, rights of appurtenance, and of all the rents, issues, and profits which may accrue by and from the same, and including all heating, plumbing, and lighting fixtures 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 assigns, 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 being subject to that first mortgage held by Cameron-Brown Company.

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

FILED
APR 27 1981
REC'D

PAID AND SATISFIED IN FULL THIS
21 DAY August 1981
MCC FINANCIAL SERVICES, INC. now associated with
29999

Witness: Ann K. Hankers
P. Stovall
Burt B. Stovall

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