

FILED
 MAR 23 7 1971
 DECKER, JAMES E.
 CLERK

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.

41069
 BOOK 1392 PAGE 248
 BOOK 73 PAGE 1912

WHEREAS, Ida B. Fowler
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MCG Financial Services, Inc., 123 W. Antrim Dr., Greenville, 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 Nine Thousand Nine Hundred Ten Dollars & 32/100 Dollars (\$ 9,910.32) due and payable in monthly installments of \$ 117.98, the first installment becoming due and payable on the 20th day of April, 19 71 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:

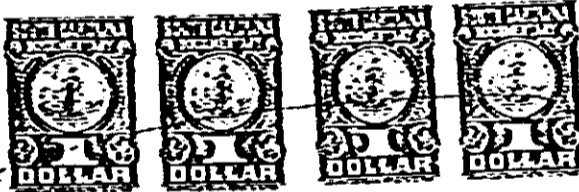
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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 on the southern side of Jonquil Lane near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot 11 of a subdivision of property of Columbia Investment Co., plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book KKK at Page 73; said lot having such notes and bounds as shown thereon.

This is the same property conveyed to Ida B. Fowler from Bonnie G. Smith by deed recorded July 7, 1971, in Vol. 919, Page 538.

PAID AND SATISFIED IN FULL THIS
27 DAY April, 1981
 MCG FINANCIAL SERVICES, INC. Now Associates
 BY: [Signature]
 Witness: [Signature]
 RICHARD A. GANTT
 Attorney at Law
 14 Menly Street
 Greenville, S. C. 29601



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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.

