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BOOK 1407 PAGE 689

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 \$100,000.00

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WHEREAS, Mr. Douglas L. Hawkins, Jr. and Mrs. Barbara L. Hawkins (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, P.O. Box 2852, Greenville, S. C. 29602, 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 fourteen thousand twenty seven dollars and 15/100 Dollars (\$14,027.16) due and payable in monthly installments of \$ 166.99, the first installment becoming due and payable on the 10th day of September, 19 77 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 Mortgagee may hereafter become indebted to the said Mortgagor 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 Mortgagee may be indebted to the Mortgagor 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 full and truly paid by the Mortgagor 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 certain piece, parcel and lot of land in Greenville County, State of South Carolina, in Mission Township, as shown on a survey for Douglas L. Hawkins dated April 29, 1972 by Carolina Surveying, 112 Main Street, Greenville, South Carolina, the same being made part of this Deed; and being more particularly described by metes and bounds as follows:

Beginning at an iron pin some 263.8 feet from the West side of a Dirt Road as shown on the survey; and running thence S. 53-0 W. 210 feet to an iron pin; thence N. 30-30 W. 210 feet to an iron pin; thence S. 53-0 E. 210 feet to an iron pin; thence S. 30-30 E. 210 feet to the point of beginning.

Being a part of property of the same property conveyed from Lee Hawkins by deed recorded 07-27-1972 in Vol. 950 on pg. 225.

Stamp area containing several circular and rectangular stamps, including a large circular stamp with the date "AUG 31 1977" and a signature "W. R. ...". There are also smaller stamps and a "RECORDED" stamp on the right.

Together with all and singular rights, tenements, improvements, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may now or hereafter accrue, and including all tenancy, quantity, and right of conveyance or tenancy attached, connected, or related thereto in any manner, being the intention of the parties herein 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, successors and assigns, forever.

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