

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 AUG 30 1977
 JAMES J. JENNERSLEY
 R. D. C.

BOOK 82 PAGE 852

MORTGAGE OF REAL ESTATE

BOOK 1408 PAGE 466

TO ALL WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Keith L. Moore, Jr. and Cheryl M. Moore
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., P. O. Box 2852, 123 W. Antrim Dr., Greenville, S. C., 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 Five thousand two hundred forty-five and 80/100 Dollars (\$ 5,245.80) due and payable in monthly installments of \$ 62.45, the first installment becoming due and payable on the 1st day of October, 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 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:

Beginning at an iron pin in center of Jug Factory Road which pin is 688.5 feet from the intersection of Jug Factory Road and Gap Creek Road; running thence N 40-25 W. 234 feet to an iron pin; running thence N 37-41 E 111 feet to an iron pin; running thence N 41-38 W 205.37 feet to an iron pin to the corner of property owned by Bryant; running thence down the Bryant line N 47-24 E 375.65 feet to a point in the center of Jug Creek Factor Road; running thence down the center line of Jug Factory Road; running thence down the center of Jug Factory Road S. 22-16 E 423.5 feet to a point in the intersection of Ponder Road, Becky Gibson Road and Jug Factory Road; running thence down the center of Jug Factory Creek S 37-25 W 282.09 feet to a point then continuing S 39-10 W. 29 feet to the point of beginning.

This is the same property conveyed from Stubblefield Builders, Inc. by deed recorded 27th day of October, 19 74, in Vol. 994, page 471.

Witness: James Financial Services
James
C. A. King
 Witness: Donnie S. Anderson
WILLIAMS & HEINZ
 NOV 1 1983
 14302

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.

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, second only to that held by First Federal Savings & Loan Association.

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