

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

MORTGAGE OF REAL ESTATE

BOOK 1417 PAGE 906

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

BOOK 84 PAGE 528

WHEREAS, Jo Ann J. Gossnell

MCC Financial Services, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Seven thousand, eight hundred twenty one & 36/100 Dollars (\$ 7,821.36) due and payable in monthly installments of \$ 108.63, the first installment becoming due and payable on the 10th day of January, 19 78 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 known as Lot No. 14, (fourteen), Block J, Section 5 on plat of East Highland Estates made by Dalton & Neves dated February, 1941, and recorded in the R. M. C. Office for Greenville County in Plat Book S at page 195 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Carolina Ave. at the joint front corner of Lots Nos. 13 and 14; which iron pin is situate 758.1 feet southwest from the intersection of Carolina Avenue and Laurel Creek Lane, which iron pin is situate in the center of a 4 foot ditch, S. 19-46 E. 140 feet to an iron pin, rear corner of Lots Nos. 13 and 14, said pin being in the middle of said 4 foot ditch; thence S. 87-14 W. 69.6 feet to an iron pin, joint rear corner Lots Nos. 14 & 15; thence with the line of Lot No. 15, N. 14-0 W. 126.3 feet to an iron pin on the southern side of Carolina Avenue, joint front corner of Lots Nos. 14 and 15; thence with said Avenue, N. 26-15 E. to the point of beginning.

This is the same property conveyed from Robert W. Gossnell, by deed recorded 06-09-63, in Vol. 719 at page 418.

FEB 27 1978

FEB 27 1978

By: Mark R. Rhodes (S. J. Farmer)
2622 of Branch Manager

Witness: Joan Clay

Together with all and singular rights, members, appurtenances, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may accrue 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:

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