

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MORTGAGE OF REAL ESTATE

Total Note: \$9670.80
Advance: \$6331.41

42221

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

DONNIE S. TANKERSLEY
R.M.C.

BOOK 86 PAGE 148

WHEREAS, Wyatt A. Davis, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. P. O. Box 2852
Greenville, S. C. 29602, 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 principal sum of Six thousand,
three hundred thirty-one & 41/100--- Dollars (\$ 6,331.41) plus interest of
Three thousand three hundred thirty-nine & 41/100 Dollars (\$ 3339.39) due and payable in monthly installments of
\$ 161.18 the first installment becoming due and payable on the 15th day of August, 19 79 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 and designated as Lot No. 212 as shown on
a plat of Section 6, COLONIAL HILLS, recorded in the Office of the RMC for Greenville County
in Plat Book WW, pages 12 and 13, reference to which is craved for a metes and bounds
description thereof.

This is the same property conveyed from Herbert E. Rudd by deed recorded 12/15/69 in Vol.
881, page 139.

1754
011

B. R. Rudd Paid and satisfied in full this 9th day of July, 1984
Associates Financial Services
By: [Signature]
Title: Manager
Witness: C. A. Cluff

FILED
GREENVILLE CO. S.C.
JUL 13 4 50 PM '84
DONNIE S. TANKERSLEY
R.M.C.

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:

Collateral Investment Co. in the amount of \$18,700.00 recorded 12/15/69 in Vol. 1144,
page 133.

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.

The Mortgagee further covenants and agrees as follows:

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