

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S.C.  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

Total Note: \$5830.80  
Advance: \$3827.10

BOOK 1441 PAGE 998

BOOK 87 PAGE 951

WHEREAS, Warren H. Brookshire & Claudia L. Brookshire  
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc.

, 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 Three thousand, eight hundred twenty-seven & 10/100 Dollars (\$ 3,827.10 ) plus interest of Two thousand three & 70/100 Dollars (\$ 2,003.70 ) due and payable in monthly installments of \$ 97.18 the first installment becoming due and payable on the 5th day of October, 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: In the southwest corner of the intersection of Hazel Street with Sandy Flat Road (Highway S23-140) in O'Neal Township, County of Greenville, South Carolina and being known and designated as new lotno 28, Blue Ridge Heights Subdivision, according to plat thereof, as amended, prepared by John A. Simmons, RLS, dated October 19, 1968 as recorded in the RMC Office for Greenville County, SC. in Plat Book ZZZ at page 33. Said lot is further identified on the Greenville County Block Book as lot 35, Block 1, page 641.3 in School District 345, and having according to said plat, the following metes and bounds to wit: BEGINNING at an iron pin in the southwest corner of the intersection of Hazel Street with Sandy Flat Road Highway S23-140 and running thence along the westerly side of said road 33-50 W. 200.7 feet to point at joint rear corner of lots 28 and 31; thence along the rear lines of lots 31 and 32 N. 63-15 W. 144.3 feet to an iron pin at joint rear corner of lots 27 and 28; thence along joint line of said lots N. 27-17 E. 200 feet to an iron pin at joint front corner of the said lots on the southerly side of Hazel Street; thence along said Hazel Street S. 63-15 E. 167.2 feet to an iron pin at the point of beginning. Being all of old lot 30 and the major portion of old lot 29, according to plat recorded in the said RMC Office in Plat Book EEE at page 69.

This is the same property conveyed from C. Clyde Billingsley Sr., and Ruth M. Billingsley by deed recorded 07/10/69, in Vol. 871, page 543.

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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized