

0532

DEC 19 1973  
DEANES, INC. 157

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

40431  
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WHEREAS, Will Earl Rollins

MCC FINANCIAL SERVICES, INC.  
(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY  
OF GREENVILLE, 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 Seven Thousand Nine Hundred Ninety Eight Dollars and NO/100----- Dollars (\$ 7,998.00 ) due and payable in monthly installments of \$ 133.30, the first installment becoming due and payable on the 10 day of Jan, 19 74 and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has

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:

*Cancelled*  
*Dennis S. Lankford*  
*RM/C*

FILED  
DEANES, INC. 157  
K.M.C.

PAID AND SATISFIED IN FULL THIS  
12<sup>th</sup> DAY of *March*, 1977  
BY: *[Signature]*

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 Mortgagor further covenants and agrees as follows: *Sandra L. Bates*

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing on the premises in good repair and condition.

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