

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 60 PAGE 616
300x1339 PAGE 546

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

WHEREAS, Willis H. Fleming

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. #38

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 Three thousand
seven hundred and twenty and 00/100 Dollars (\$ 3,720.00) due and payable

in monthly installments of \$ 62.00 , the first installment becoming due and payable on the 10th day of July , 19 76
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.

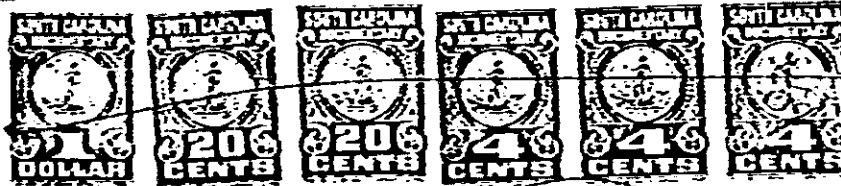
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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. 75 on plat of property of J. P. Rosmond, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "H", pages 185 and 186 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of East Decatur Street, joint front corner Lots 74 and 75, and running thence S. 9-21 W. 212.5 feet to an iron pin; thence S. 73-12 W. 87 feet to an iron pin; thence N. 31-42 W. 131.8 feet to an iron pin, joint rear corner Lots 75 and 76; thence N. 42-12 E. 197 feet to an iron pin on the southwesterly side of East Decatur Street; thence around the curve of East Decatur Street, the chord of which is S. 67-21 E., 60 feet to an iron pin, the point of beginning.

FOR authority for execution of this deed, see the Order of Judge W. B. McGowan dated January 14, 1955, recorded in the Office of Clerk of Court for the County and State aforesaid, in the case of Jeanette J. Ruff, et al, vs. Willis H. Fleming.



Donnie S. Jenkins
REC'D
SATISFIED IN FULL THIS
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Together with all and singular rights, members, benefits, 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 land 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: