

0253

JAN 11 1977
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Charles Edward McKinney and Marilyn Ann McKinney
(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 here with, the terms of which are incorporated herein by reference, in the sum of -----Nine thousand
seven hundred sixty six and 80/100----- Dollars (\$ 9,766.80) due and payable
in monthly installments of \$ 162.78 the first installment becoming due and payable on the 15th day of FEBRUARY, 19 77
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 Mortgagee may hereafter become indebted to the said Mortgagor 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 Mortgagee, 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 Bates Township, known and designated as Lot 1, Gaston Heights, Travelers Rest,
South Carolina, and being described more particularly as follows: *Consolidated
Dennis & Son Realty
INC*

BEGINNING at an iron pin at joint corners of Lots 1 and 2 of Gaston Heights and
running S. 24-05 E. 100 feet to an iron pin; thence S. 57-51 W. 169.5 feet
to an iron pin; thence N. 45-36 W. 135.7 feet to an iron pin; thence along the
line of Lot 2 S. 65-55 W. 241.5 feet to the point of beginning, being all of
Lot 1.

This is the same property conveyed to Charles Edward and Marilyn Ann McKinney
from Roger Styles, recorded 11/14/62 in Volume 710 page 536. *Patton*

FILED
JAN 24 1977
GREENVILLE, S.C.
MCC FINANCIAL SERVICES, INC.
PAID AND SATISFIED IN FULL THIS
DAY
BY: *[Signature]*
JAN 21 1977

Together with all and singular rights, members, hereincidents, 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 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 as for single estate, 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:
This is a second mortgage, being subject to that first held by Travelers Rest Federal
Savings and Loan.

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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