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GREENVILLE, S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

**MORTGAGE OF REAL ESTATE**

DONNIE S. LAMMERSLEY  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, Timmons Boyce and Martha Boyce

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., P. O. Box 2852, 123 W. Antrim Dr., Greenville, SC, 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 Five thousand seven hundred forty-seven and 28/100 Dollars (\$ 5,747.28 ) due and payable

in monthly installments of \$ 63.42, the first installment becoming due and payable on the 25th day of October, 1977 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 Mortgagee in hand well and truly paid by the Mortgagor 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:

All that certain piece, parcel or lot of land together with all improvements thereon in Grove Township, County of Greenville and known as Lot No. 5 and being more particularly described as follows, having the following metes and bounds;

Situate and lying on the North side of a twenty foot road and commencing at an iron pin on road, Southwest corner of Lewis McCullough Lot, said corner being (5) Chains from the Tudley Charles corner on the Payne line as per old survey, thence N-26 feet W. 2.50 to pin in branch, Piedmont Mfg., Corner; thence down Spring Branch S. 72 W. 2.34 No. Stake; thence S. 83 1/2 W. 2.65 to center "Old Mill" Branch; thence down said Branch 81 1/2 W-3.10 to upper line of the 20 ft. Road thence with said road line N. 75 E.-623 to the beginning corner.

This is the same property conveyed from Lizzie D. Hood by deed recorded February 7, 1961 in Vol. 667 at page no. 449.



PAID AND SATISFIED IN FULL THIS  
29 Day August 1977  
Wm R. Lister  
Witnessed in presence of the Deed

Together with all and singular rights, members, benefits and appurtenances in any way connected therewith, 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 put, laid, connected or fitted thereon 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.

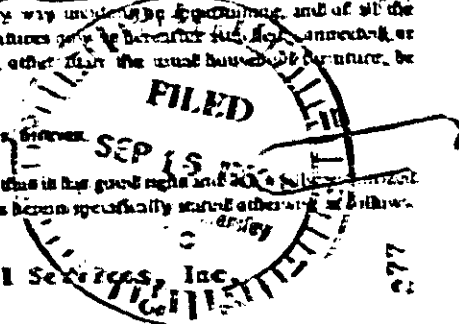
TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and title to 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, second only to that held by MCC Financial Services, Inc.

The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee hereon, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:



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