

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 28 1975

MORTGAGE OF REAL ESTATE

371 1305 547
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TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Clyde W. Hensley and Margaret P. Hensley

(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 sum of Seven Thousand Three Hundred Twenty and 00/100 Dollars (\$ 7,320.00) due and payable in monthly installments of \$ 122.00, the first installment becoming due and payable on the 2nd day of May, 1975

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident to 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.

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 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:

Mortgage to Jacqueline Redner Savings and Loan Association recorded in the REC Office for Greenville County, South Carolina in Mortgage Book 959 at page 120.

The Mortgagee further covenants to defend all and singular the said premises unto the Mortgagee forever, 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:
(1) That this mortgage shall secure the Mortgagee for such further advances hereunder as may be made hereunder for the payment of taxes, insurance premiums, public assessments, repairs or other purposes provided for in the promissory note hereto. This mortgage shall also secure the Mortgagee for any

APR 23 1975

RECORDING FEE

PAID AND SATISFIED IN FULL THIS April 19 1975 24936

MCC Financial Services, Inc. Insurance Clerk

[Signature]

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