

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 42 PAGE 431
BOOK 1359 PAGE 613

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, Loxene Pattexson
(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 Nine Thousand Seven Hundred Twenty Dollars & No/100 Dollars (\$ 9720.00) due and payable in monthly installments of \$ 162.00, the first installment becoming due and payable on the 10th day of March, 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:

In Cleveland Township and being near Table Rock Dam, containing 14.59 acres, more or less, being a part of Tract No. 2 of the Bates property and being more particularly described according to a plat of property of Raymond P. Edwards by J. C. Nill, L.S., dated February 26, 1968, recorded in the REC Office for Greenville County in Plat Book II at page 153, showing 16.53 acres, now less 1.94 acres conveyed to Homer and Alice B. Haynie:

BEGINNING at an iron pin in the center of a road in line of the Lawten property and at the corner of property now or formerly of Burgess, and running S. 87-00 W. 1028 feet to a stone; thence N. 7-35 W. 561 feet to a stone in the line of property of Saluda Land and Lumber Company; thence W. 52-20 E. 340.2 feet to an iron pin on the Haynie corner; thence following the Haynie line, S. 40-33 E. 180 feet to an iron pin; thence continuing with the Haynie Line, N. 52-20 E. 443 feet to a point in center of aforementioned road; thence down said road the following courses and distances: S. 14-50 E., 42.8 feet; S. 30-20 E. 93.5 feet; S. 40-00 E., 84 feet; S. 19-10 E., 331 Feet; S. 24-55 E., 181 feet; S. 16-45 E. 143 feet to the beginning corner.

This property is conveyed subject to easements and rights of way of record affecting said property.

Together with all and singular rights, members, hereditaments, tenements, and profits which may arise or be had thereon in any way incident or appertaining, and of all the things and profits which may arise or be had thereon in any way incident or appertaining, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties that all of the above described premises, other than the usual household furniture, considered a part of the real estate.

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

The Mortgagee covenants that it is lawfully seized of the premises hereinafter 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 specifically stated otherwise as follows:

This is a first mortgage, second to NONE.

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:

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

Conceded
Dennis B. Edwards
PAID AND SATISFIED
MCC FINANCIAL SERVICES, INC.
10/22/76
Edwards, witness

10/22

OCT 15 '76

FEB 4 1976
10:22 AM
COMMERCIAL

1.00 15

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GREENVILLE, S.C.