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STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 JUN 26 1975

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

BOOK 1342 PAGE 673
 BOOK 42 PAGE 760

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WHEREAS, Marcus James McMakin, Jr. and Theresa Jean Bussey McMakin
 (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 Six Thousand
Seven Hundred Twenty Dollars & No/100 Dollars (\$ 6,720.00) due and payable
 in monthly installments of \$ 112.00, the first installment becoming due and payable on the 30th day of July, 19 75
 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 or from time to time, has made to or for his account by the Mortgagee, the
 Maximum Outstanding at any given time not to exceed said amount stated above, and a further sum 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 date hereof, 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 12040

All that lot of land in Greenville County, South Carolina, being known and
 designated as Lot No. 103 as shown on plat of Sans Souci Heights, Map #3,
 recorded in Plat Book Z, at Page 95, said lot fronting 75 feet on Callahan
 Avenue, running back to a depth of 108.33 feet on one side, to a depth of
 107.5 feet along Merrilat Avenue, and being 75 feet across the rear.

This is the same property conveyed to Grantor by deed recorded in the R.M.C.
 Office for Greenville County in Deed Book 906 at Page 83.

This conveyance is subject to all restrictions, set back lines, roadways,
 easements, and rights-of-way, if any, appearing of record, on the premises
 or on the recorded plat which affect the property hereinabove described

Together with all and singular rights, members, hereditaments, 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
 fixed 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 said 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:

This is a second mortgage, second only to the first mortgage held by
C. Douglas Wilson Co.

The Mortgagor further covenants to warrant and forever 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 Mortgagor further covenants and agrees as follows:

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