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JUL 21 1975

BOOK 53 PAGE 88

STATE OF SOUTH CAROLINA
COUNTY OF

MORTGAGE OF REAL ESTATE

1344 PAGE 276

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

WHEREAS, Mr. Edward Watkins
(hereinafter referred to as Mortgagor) is well and truly indebted unto MFC Financial Services, Inc.
its successors and assigns (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 Four Thousand
and eighty and 00/100 Dollars (\$ 4080.00) due and payable
in monthly installments of \$ 68.00, the first installment becoming due and payable on the 20th day of AUGUST, 1975
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:

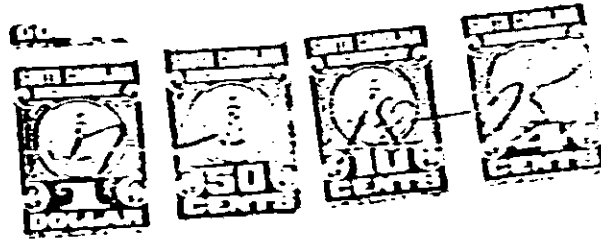
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further
sums and other obligations for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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 on the southwestern side of Maggie Street and being
known as Lot No. 12, Fairfield Place; plat of which is recorded in the R. M. C. Office for
Greenville County in Plat Book "23", at Page 141 and fronting 80 feet on the southwestern
side of Maggie Street and having such metes and bounds as shown on said plat, reference
to which is hereby made for a more complete description.

The above is the same property conveyed to the mortgagors by deed dated December 13, 1974
and recorded in the R. M. C. Office for Greenville County in Deed Book 515 Page 220

FILED
NOV 16 1977
CLERK OF COURTS
GREENVILLE, S.C.

Excell
Dennis S. Lohmeier
15270



PAID AND SATISFIED IN FULL THIS
14th DAY of November 1977
Mortgagee
Laurie B. [Signature]

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the
authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event
said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall
apply the residue of the rents, the issues and profits toward the payment of the debt secured hereby.

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