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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES MAXIMUM OUTSTANDING $10,000

WHEREAS, James B. and Mildred Hayes

(hereinafter referred to as Mortgagor) is well and truly indebted unto MIC Financial Services

, 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 Eight Thousand Six Hundred Seventy Seven and 50/100 Dollars ($ 8677.50), due and payable in monthly installments of $ 111.35 , the first installment becoming due and payable on the [illegible] day of May , 19 74 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.

PAID AND SATISFIED IN FULL THIS [illegible] DAY OF [illegible] 19 75

WITNESS: [illegible]

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 purpose, and

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment of the said note, and all other sums and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time, whether evidenced by note or otherwise, to 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:

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the city of Greenville, County of Greenville, S.C., being known and designated as lot # 82, on Map of Riverdale, which plat is recorded in the RC Office for Greenville County, S.C. in Plat Book BB page 107 and having, according to said plat, the following metes and bounds to-wit:

Beginning at an iron pin on southerly side of Knollview Drive, joint front corner of lots 82 & 83, and running thence S. 3-31 E. 230 feet to an iron pin; thence S. 86-38 W. 35 feet to an iron pin; thence N. 16-05 E. 217.2 feet to an iron pin on Knollview Drive; thence along Knollview Drive S. 51-24 E. 97.1 feet to an iron pin, the point of beginning.

This is the same lot conveyed to grantor by J.E. Robinson, Jr. Trustee by deed recorded June 23, 1971 in deed vol. 916 page 192 of the RC Office for Greenville County, S.C., and is conveyed subject to restrictions applicable to said subdivision in vol. 582 page 93, and to any recorded easements or rights of way or those shown on the plat or on the ground.

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