FILED

APR [illegible]

31 PM 30

1303 821

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 $100,000

WHEREAS, Ellison Hiner Threatt, Jr. [illegible]

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC [illegible] Services, Inc.

(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 Ten Thousand One Hundred Eighty Seven and 2[illegible] Dollars ($ [illegible]) due and payable in monthly installments of $ 127.[illegible], the first installment becoming due and payable on the [illegible] day of April, 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.

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:

All that certain piece, parcel or lot of land situate, lying and being in the county of Greenville, state of South Carolina, at the southwestern corner of the intersection of Stall Street and David Street and having, according to a plat of the property of Willie Nell Stewart prepared by C. C. Riddle on November 2[illegible], 1966, the following metes and bounds, to-wit:

Beginning at an iron pin at the southwestern corner of the intersection of David Street and Stall Street and running thence S. 24-08 E. 21.1 feet to an iron pin; thence S. 66-15 W. 51.2 feet to an iron pin; thence N. 24-08 W. 21.1 feet to an iron pin on the side of Stall Street; thence along Stall Street N. 66-15 E. 51.2 feet to the point of beginning.

This conveyance is made subject to any recorded restrictions, easements of right of way, if any shown on the plat or on the premises.

This is the same property conveyed to the grantor by Jeanne D. Threatt by deed recorded July 9, 1969 in deed vol. 871 page 339 of the RMC Office for Greenville, County, S. C.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage given by grantor to Motor Contract Company in the original amount of $5,[illegible] recorded May 25, 1971 in mortgage volume 1192 page 225 of the RMC Office for Greenville County, S. C. on which there is a balance due of $4,100.00 approximately,

JUN 10 2 33 PM '75
DONNIE S. TANKERSLEY
R.M.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the said premises 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 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 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 mentioned specifically stated otherwise as follows:

This is a first Mortgage be[illegible]

JUN 10 1975

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:

29118 JUN 10 1975

5565

4328 RV-2