

5276

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 48 PAGE 426  
BOOK 1332 PAGE 703

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

WHEREAS, David Michael Minyard

(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 Seven thousand and Six and 20/100 Dollars (\$ 7,006.20 ) due and payable in monthly installments of \$ 116.77, the first installment becoming due and payable on the 20 day of April, 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:

ALL that piece, parcel or lot of land in the state and county aforesaid, being known and designated as Lot No. 84 on a plat of Wynette Estates by Pickell and Pickell, Engineers, dated July 24, 1953, recorded in the REC Office for Greenville County in Plat Book EE at Page 37, and having according to said plat the following description, to-wit:

BEGINNING on Winston Avenue at an iron pin at joint front corners of Lots 83 and 84 and running thence 80 feet with the line of said avenue to an iron pin at the joint front corners of Lots 84 and 85; running thence 244.3 feet with the side line of Lot 85 to an iron pin at joint rear corners of of Lots 84, 85, 70 and 69; running thence 100.4 feet with the rear line of Lot 69 to an iron pin at joint rear corners of Lots 69, 83, and 84; running thence 226.2 feet with the side line of Lot 83 to the iron pin at joint front corners of Lots 83 and 84 on Winston Avenue, the point of beginning.

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1977 JUN 9 1977

*Donnie E. Tankersley* 5.2.84

PAID AND SATISFIED IN FULL THIS  
8th DAY  
MCC FINANCIAL SERVICES, INC.  
BY: *[Signature]*  
Witness: *[Signature]*



Together with all and singular rights, accretions, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may be or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, or annexed, 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, 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 FIRST MORTGAGE, SUBJECT 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:

... be referred hereafter, at the option of the Mortgagee, for the payment of

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