

STATE OF SOUTH CAROLINA
COUNTY OF

JUN 18 1974
DONNIE S. TANKERSI
R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, James I. Walker and wife, Janie Walker
(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 Twelve Thousand & Nine hundred Sixty Two and 88/100 Dollars (\$ 12,962.88) due and payable in monthly installments of \$151.32, the first installment becoming due and payable on the 5 day of July, 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.



3758

PAID AND SATISFIED IN FULL THIS
1 DAY of August, 19 77
MCC FINANCIAL SERVICES, INC.
BY: *[Signature]*

PYLE & LEAPHART

FILED
MCC FINANCIAL SERVICES, INC.
DONNIE S. TANKERSI
R.M.C.
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging *any* incident or appertaining, and of 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 *to have* that all such fixtures and appurtenances, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and *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 *herein* as follows:

This is a second mortgage being subject to that first held by
AIKEN LOAN AND SECURITY.

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: