

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 7 1975 E

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, Mr. Timmons and Martha Boyce (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 Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fourteen thousand seven hundred twenty and 16/100 Dollars (\$ 14,720.16) due and payable in monthly installments of \$ 175.24, the first installment becoming due and payable on the 10th day of November, 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.

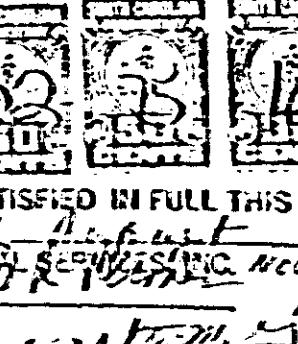
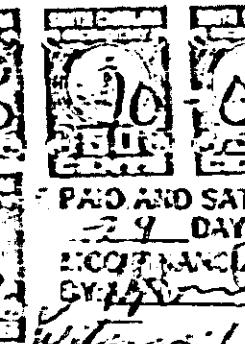
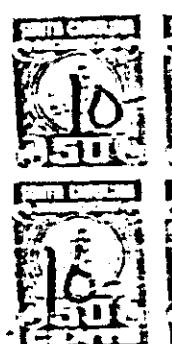
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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 Mortgage in hand well and truly paid by the Mortgagor 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 together with all improvements thereon in Grove Township, County of Greenville and known as Lot No. 5 and being more particularly described as follows, having the following metes and bounds;

Situate and lying on the North side of a twenty foot road and commencing at an iron pin on road, Southwest corner of Lewis McCullough Lot, said corner being (5) Chains from the Tudley Charles corner on the Payne line as per old survey, thence N-26° feet W. 2.50 to pin in branch, Piedmont Mfg. Corner; thence down Spring Branch S. 72° W. 2.34 No. 50' Survey line S. 88 1/2 W. 2.65 to center "Old Mill" Branch; thence down said branch 81 1/2' N. 31 1/2' E. to upper line of the 20 ft. Road thence with said road line N. 75 1/2 E. 62' to the beginning corner.

SEP 16 1980

FILED



PAID AND SATISFIED IN FULL THIS

29 DAY OF AUGUST, 1980

MCC FINANCIAL SERVICES INC. ASSOCIATES FINANCIAL SERVICES

REG. U.S. PAT. & T. OFF. NO. 5415 SERVICES

Together with all and singular rights, members, hereditaments and appurtenances to the same belonging at any time incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, including all trees, shrubs, vines, flowers, shrubbery, and lighting fixtures and whatsover attached, connected, or fixed thereto in any manner, it being the intention of the parties above named that 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 rights, issues, rents, profits, and appurtenances to the Mortgagor, 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, being subject to none.

The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

and that this instrument shall remain the obligation of the Mortgagor for such further time as may be informed hereafter, at the option of the Mortgagee, for the payment of

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