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MORTGAGE OF REAL ESTATE-Office of **CONNIE E. RAMBERG** Clerk of Law, Greenville, S.C. R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Billy W. Crain**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **MCC Financial Services, Inc.,**
of Greenville, South Carolina

(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 Three Hundred Sixteen and-----**

-----84/100-----Dollars (\$8,316.84--) due and payable
in monthly installments of \$99.01, the first installment becoming due and payable on the 27th day of July, 1974, 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 7% 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 Mortgagee'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 for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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, City of Greenville, and being more particularly described as follows:**

BEGINNING at an iron pin on the southwest corner of Earl and Wilton Streets and running thence with Earl St. N 83-13 W 54.37 feet in an iron pin; thence, S 6-47 W 150 Feet to an iron pin; thence, S 83-13 E 54.37 feet to an iron pin on Wilton St.; thence, with Wilton St. N 6-47 E 150 feet to the beginning corner on Wilton and Earl Streets.

This Mortgage is given subject to and is junior in rank to that first mortgage in favor of Charles A. Park, et al. in the original amount of \$13,000.00 dated June 14, 1974 and recorded in the R.M.C. Office for Greenville County, S. C. in Book of Mortgages 1313 page 775.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all 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 hereto that all 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 Mortgagee 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 provided herein. The Mortgagee 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.

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