

12301 Greenville
H. Wood, S.C.
MAY 26 1976
DANNIE S. TARKER
Oct 26

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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, Robert L. Morton and Cora M. Morton

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCG Financial 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 Twenty Thousand

Four Hundred Twelve Dollars & No/100 Dollars (\$ 20,412.00) due and payable in monthly installments of \$243.00, the first installment becoming due and payable on the 20th day of November, 1976

and 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 Mortgagee for such advances as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the advance of money to the Mortgagee 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:

Containing 3.94 acres, more or less as shown on a plat of a portion of the John A. Martin land dated September 12, 1956, prepared by John C. Smith Surveyor, recorded in the SMC Office for Greenville County in Plat Book FF at page 480 and having, according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Northwestern corner of said tract at the joint corner with property of Pittman and Freeman and running thence along the property line of Freeman N. 62-22 E. 616.9 feet to an iron pin on the property line of J. A. Martin thence with the Martin Property line S. 5-21 E. 473.4 feet to an iron pin thence S. 78-43 W. 146.4 feet to an iron pin; thence N. 84-45 W. 187.4 feet to an iron pin on the property line of Pittman; thence with the Pittman property line N. 54-W 325 feet to an iron pin, being the point of beginning.

This is the same property conveyed to Robert L. and Cora M. Morton from J. C. Cox, Jr. by deed dated April 5, 1972, recorded in Vol. 941, page 103, April 14, 1972.

RECORDED