

OCT 22 1974
DANNIE S. AXKERSLEY
M.C.

BOOK 1325 PAGE 793
BOOK 48 PAGE 401

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, Bobby E. Owens & Pearl Owens

(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 Two Thousand One

Hundred Twenty-Five Dollars and 20/100 Dollars (\$ 2125.20) due and payable

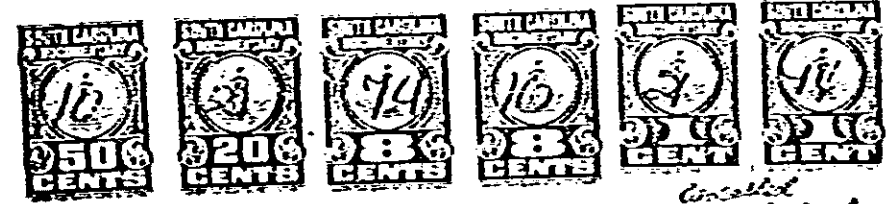
in monthly installments of \$ 70.84, the first installment becoming due and payable on the 17 day of November, 19 74 and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

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 purpose:

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 with improvements thereon, situate, lying and being on the Southern side of Kenmore Drive in Gantt Township, Greenville County, South Carolina, being shown and designated as Lots Nos. 114, 115, and the Easternmost one-half of Lot No. 116 on a plat of Rockvale, Section 1, made by J. Mac Richardson, RLS, dated October, 1958, and recorded in the RMC office for Greenville County, S.C., in plat Book 00, page 081 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Kenmore Drive at the corner of Property formerly owned by Sutherland, and runnign thence along the Southern side of Kenmore Drive, N. 89-30 W., 187.5 feet to an iron pin in the center line of Lot No. 116; thence a new line through the center of Lot No. 116, S. 1-00 E., 143.2 feet to and iron pin at the corner of Lot No. 119; thence S. 86-30 E., 188.2 feet to an iron pin; thence N. 0-50 E., 153 feet to an iron pin at the beginning corner.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 filled 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, all 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 SECOND MORTGAGE, SECOND ONLY TO THE ONE HELD BY CAMERON BROWN.

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:
(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of

PAID AND SAID BY MCC FINANCIAL SERVICES, INC. BY: [Signature] 10/21/74
GREENVILLE CO. S.C. OCT 26 4 26 PM '74
DANNIE S. AXKERSLEY
ATTY. S.