

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 5 1976

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

BOOK 1382 PAGE 369
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WHEREAS, Thomas L. Grey and Dorothy O. Grey

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. P.O. Box 2852 Greenville, S.C. 29602

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 ---Three thousand three hundred and 00/100----- Dollars (\$ 3,300.00) due and payable

in monthly installments of \$ 55.00 , the first installment becoming due and payable on the 10 day of December , 19 76 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 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:

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ALL that certain peice, parcel or lot of land with improvements thereon, situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina and being more particularly described as Lot No. 72, Section 2, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S.C." made by Pickell and Pickell, Engineers, Greenville, S.C. on December 20, 1948, said plat being recorded in the FMC Office for Greenville County in Plat Book S, at pages 179-181 inclusive. And having according to said plat a frontage on Beattie Street of 144.5 feet.

this is the identical property heretofore conveyed to Leslie N. Connor and Bessie R. Connor by deed recorded in the FMC Office for Greenville County in Deed Book 382, page 95. For Probate of Estate of Bessie R. Connor, see Probate Files for Greenville, County, Apartment 1325 - File No. 2.

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PAID AND SATISFIED IN FULL

DEC 17 1981

This 12 day of November 1981

ASSOCIATED BANKERS CO., INC

By: *Ann R. [Signature]*

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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~~ be had thereon, 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 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, being subject only to that first held by Aiken, Spear Florence, S.C.

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

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