

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, Hardy D. Auston and Bessie Auston

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., 123 W. Antrim Dr., Greenville, S. C., 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 Nine Thousand Eight Hundred Twenty-Five & 48/100 Dollars (\$ 9825.48) due and payable in monthly installments of \$ 116.97, the first installment becoming due and payable on the 1st day of May, 19 77 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:

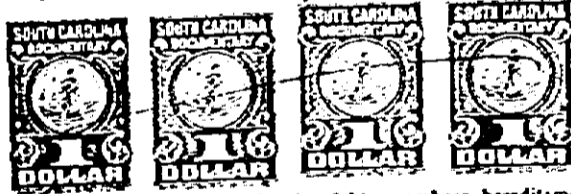
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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:

lying on the Southeast side of Elder Street, being shown and designated as Lot #16, and the Southwest portion of Lot #15, on a plat of Carver Court, prepared by Piedmont Engineering Service dated March, 1955, recorded in Plat Book II at Page 107, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the Southeast side of Elder Street, joint front corner of Lots #16 and 17, and running thence with the line of said lots S. 37-05 E. 150.6 feet to an iron pin; thence with the rear line of Lot 16, N. 52-31 E. with the rear line or Lot #15, 6 feet to a point; thence through Lot #15, N. 37-05 W. 150 feet to a point on the Southeast side of Elder Street; thence with the Southeast side of said Street, S. 52-58 W. 6 feet to an iron pin, joint front corner of Lots 15 and 16; thence continuing with the Southeast side of said Street, S. 52-58 W. 70 feet to an iron pin, the point of beginning.

This is the same property conveyed from Helen Ruth Hall (AKA Helen Ruth G. Hall) by deed recorded March 28, 1977, in Vol. 1053, Page 428 and SATISFIED IN FULL THIS 20 DAY Oct, 19 83 14954



ASSOCIATES FINANCIAL SERVICES COMPANY OF THE SOUTH CAROLINA, INC. Formerly MCC
Handwritten signature: Hardy D. Auston

Together with all and singular rights, members, hereditaments, and appurtenances thereto in any way belonging to the Mortgagor, or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and repairing 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 hereinafter stated otherwise as follows:

This is a first mortgage. second to MORG.

