

AUG 6 1974  
CONNIE S. TANKERSLEY  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville R. I. C.

MORTGAGE OF REAL ESTATE

BOOK 33 PAGE 757  
BOOK 1319 PAGE 133

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Lucille Sheehan

MCC Financial Services, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto \_\_\_\_\_, 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 Seven Thousand Three Hundred Eighty Dollars and NO/100 Dollars (\$ 7380.00) due and payable

in monthly installments of \$ 123.00, the first installment becoming due and payable on the 11 day of September, 19 74  
fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, GREENVILLE CO. S. C.  
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:

*Corrected*  
*Connie S. Tankersley*  
AND SATISFIED IN FULL THIS 13 DAY Oct, 19 75  
This is a second Mortgage  
BY: David R. Proctor  
MCC FINANCIAL SERVICES, INC.

RECORDING FEE  
\$1.00

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof. *Witness: [Signature]* 10164

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 taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss

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