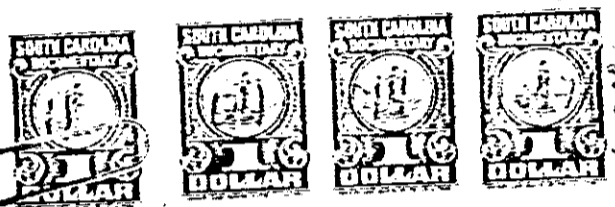


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STATE OF SOUTH CAROLINA (BOOK 1327 PAGE 99) COUNTY OF Greenville (BOOK 37 PAGE 19) DON S. TANKERSLEY MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN: THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, George R. Turner, Jr. (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 Mortgagee's promissory note, dated 11/11/75, in the amount of Nine Thousand Nine Hundred and No/100 of the property conveyed to L.B. Lipscombe by Mrs. Cleo Adams by deed book 296, page 48, R.M.C. Office Greenville, S.C.



PAID AND SATISFIED IN FULL THIS 8th DAY March 1976 BY: Don S. Tankersley, Notary Public, State of South Carolina

MAR 10 1976

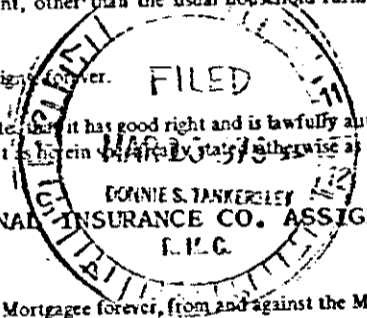
Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or 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 stated, otherwise as follows:

THIS IS A SECOND MORTGAGE, SECOND ONLY TO THE ONE HELD BY CANAL INSURANCE CO. ASSIGNED TO NEW YORK LIFE INS. CO.

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.



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