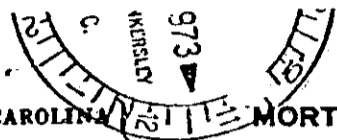


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BOOK 1264 PAGE 89
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STATE OF SOUTH CAROLINA
COUNTY OF Greenville
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 42 PAGE 468

WHEREAS, James H. Ross and Evelyn B. Ross

(hereinafter referred to as Mortgagor) is well and truly indebted unto **MOTOR CONTRACT COMPANY** OF Greenville, 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 Two Hundred Thirty Eight Dollars and 40/100 Dollars (\$ 7,238.40) due and payable in monthly installments of \$ 120.64, the first installment becoming due and payable on the 19th day of January, 1973 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 for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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 certain piece, parcel or tract of land in Greenville County, State of South Carolina, on the Western side of Old Grove Road approximately 3 miles southwest of Greenville, and being shown as "Property of Mr. and Mrs. J.H. Ross" as shown by plat thereof prepared by Alex A. Moss, Reg. C.E. & L.S. #1194, dated November 18, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the western side of Old Grove Road at the joint front corner of property now or formerly of Huskey, and running thence S. 78-31 W., 200 feet to a new iron pin; thence N. 13-14 W., 76.7 feet to an old iron pin; thence N. 71-52 E., 199.6 feet to an old iron pin on the western side of Old Grove Road; thence along said western side of Old Grove Road, S. 13-54 E., 100 feet to an old iron pin, the point of beginning.

This conveyance is a made subject to any restrictive covenants, building set-back lines, right-of-way or easements which may affect the above described property.

GREENVILLE CO. S. C.
OCT 19 2 02 PM '76
DONNIE S. WALKER

Consent
Dennis S. Lankford
OCT 19 1976

PAID AND SATISFIED IN FULL THIS
DAY
MCC FINANCIAL SERVICES, INC.
BY: [Signature] 1976

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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 arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any way, 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.

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