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AUG 19 1974
3:00
RONNIE S. TANKERSLEY
S.M.C.

BOOK 43 PAGE 20
BOOK 1320 PAGE 199

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, We, John H. Garraux and Polly S. Garraux

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. of 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 Three thousand nine hundred and forty-eight dollars & 00/100 Dollars (\$ 3948.00) due and payable

in monthly installments of \$ 94.00, the first installment becoming due and payable on the 9th day of September, 19 74 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:

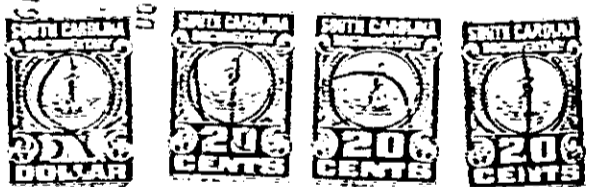
On the northwest corner of the intersection of Buist Ave., and Twines Street in the City of Greenville, being shown and designated as Lot Number Four (4) of Block "C" on a Plat of Buist Circle, made by P. G. Rogers, recorded in Plat Book "C" at Page 10, and also shown on a more recent plat of subject property made by A. C. ~~Cowley~~, 20 October 1950, reference to said plat being craved for a more complete and detailed description thereof.

FILED
GREENVILLE CO. S. C.
NOV 5 2 33 PM '74
BY RONNIE S. TANKERSLEY
S.M.C.

NOV 5 1974

Consolidated
Ronnie S. Tankersley
S.M.C.

PAID AND SATISFIED IN FULL THIS
20 DAY OF SEPTEMBER 1976
BY: *John Smith*
MCC FINANCIAL SERVICES, INC.
12511



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 specifically stated otherwise as follows:

This is a second mortgage being subject to the first being held by Western and Southern Life Insurance Company.

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:

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