

GREENVILLE CO. S. C.

Total of Payments: \$12,212.76  
Amount Financed: 7394.21

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

**MORTGAGE OF REAL ESTATE**

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TO ALL WHOM THESE PRESENTS MAY CONCERN:  
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

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WHEREAS, James A. Kirby

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., P. O. Box 2852, 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 Twelve thousand two hundred twelve and 76/100 Dollars (\$ 12,212.76 ) due and payable

in monthly installments of \$145.39, the first installment becoming due and payable on the 15th day of April, 1978

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:

In Chicksprings Township, County of Greenville, State of South Carolina, being located on the southern side of Shady Lane and being shown and designated as Lots Nos. 32 and 33 on a plat of the property of Flynn Estates, Development No. 1, prepared by H. S. Brockman, Registered Surveyor, dated July 3, 1953, and recorded in R.M.C. Office for Greenville County. For a more detailed description of these lots, specific reference is made to the afore mentioned plat.

This conveyance is mad subject to all easements, rights-of-way, and restrictions, if any, of record, on recorded plats, and on the premises.

This is the same property conveyed from J. B. Bowers by deed recorded 08-09-67 in Vol. 825, page 588.

PAID AND SATISFIED IN FULL THIS 6 DAY November, 1980  
WITNESSES: *Bonnie S. Lindsey* MCC FINANCIAL SERVICES, INC. (Now Associate) 14583  
*J. Connette Moore* *Howard Rogers* *Orville Myr*



rents, issues, and profits which are 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: First Federal Savings & Loan in the amount of \$15,500 recorded October 17, 1967, in

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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:

(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 unless otherwise provided in writing.

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