

GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

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3 47 P 79
DONNIE S. TANKERSLEY
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

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WHEREAS, Darwin T. Stevenson and Betty Ann Stevenson (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., P. O. Box 2852, 123 W. Antrim Dr., Greenville, SC, 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 principal sum of Two thousand Thirty-five and 34/100 Dollars (\$ 2,035.34) plus interest of Eight hundred forty-one and 78/100 Dollars (\$ 841.78) due and payable in monthly installments of \$ 59.94 the first installment becoming due and payable on the 25th day of July, 19 79 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:

Chick Springs Township, about one mile south from Taylors, S. C., lying on the northern side of a road that leads from the Taylors, -Brushy Creek Road to the Greer-Brushy Creek Road, being a part of the same land that was conveyed to me by deed from C. O. Berry July 7, 1945, recorded in the office of the R. M. C. for Greenville County in Deed Book 277 at page 413 and having the following courses and distances, to-wit:

Beginning on a stake in the center of the said road, said stake being N. 70-00 E. 70 Feet from the southeast corner of the lot of Elzora S. and William T. Turner, and runs thence with the center of said road N. 70-00 E. 121 Feet to a stake in the center of the said road; thence N. 20-00 E. 16 feet to a stake on the north bank of the said road, then continueing (sic) for a total distance of 180 feet to an iron pin; thence S. 70-00 E. 121 feet to an iron pin, said pin being 70 feet from the northeast corner of the Elzora S. and William T. Turner lot; thence S. 20-00 E. 180 feet to the beginning corner (iron pin back on the DeWane tract, containing 1/2 acre, more or less.

Is the same property conveyed from John Stevenson by deed recorded June 12, 1954 in Vol. 501, page 306. DONNIE S. TANKERSLEY
ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA INC. 384
FILED 5 1983
DONNIE S. TANKERSLEY

Together with all and singular rights, members, appurtenances, and appurtenances to the same belonging in any way incident or appertaining, and of all rents, issues, and profits which may arise or be had therefrom, and including all fixtures, furnishings, and other things 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:
Greer Federal Savings & Loan Association