MORTGAGE OF REAL ESTATE-Office COMNIE E. TANKERS DELY of Law, Greenville, S.C. 1314 112705

STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Billy W. Crain

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., of Greenville, South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promisory note of even diste herewith, the terms of which are incorporated herein by reference, in the sum of Eight Thousand Threee Hundred Sixteen and-----

in monthly installments of \$99.01, the first installment becoming due and payable on the 27th day of July, 1974, 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 7% per centum per annum, to be paid on demand.

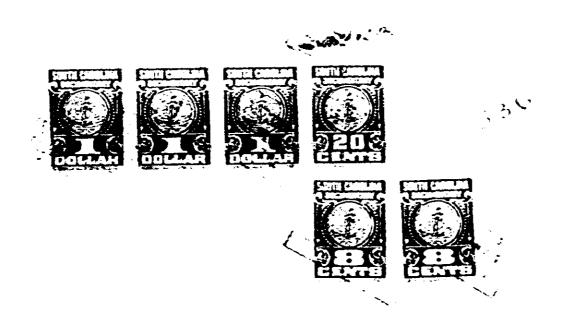
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public accessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to soome the payment thereof, and of any other and further sums for which the Mortgagor may be included it is the Mortgagor of any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$100) to the Mortgagor in hand well not truly paid by the Mortgagor at and before the scaling and delivery of these presents, the receipt whereof is herely additional deed, has granted, birgained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

"ALL that certain piece, pareri 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, City of Greenville, and being more particularly described as follows:

BEGINNING at an iron pin on the southwest corner of Earl and Wilton Streets and running thence with Earl St. N 83-13 W 54.37 feet in an iron pin; thence, S 6-47 W 150 Feet to an iron pin; thence, S 83-13 E 54.37 feet to an iron pin on Wilton St.; thence, with Wilton St. N 6-47 E 150 feet to the beginning corner on Wilton and Earl Streets.

This Mortgage is given subject to and is junior in rank to that first mortgage in favor of Charles A. Park, et al. in the original amount of \$13,000.00 dated June 14, 1974 and recorded in the R.M.C. Office for Greenville County, S. C. in Book of Mortgages 1313 page 775.



Together with all and singular rights, members, hereditaments, and appartenances to the same belonging in any way merical or apperturing, and all of the cents, issues, and profits which may arise or be his therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any number. It being the intention of the parties hereto that all fistures and equipment, other than the usual household furniture, be considered a part of the real exists.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever,

The Mortgapie covenants that it is lawfully seized of the premises bereinshove described in fee simple absolute, than it has good right and is limitally authorized to sell, convey or encumber the same, and that the premises are free and clear of all local and encumber has except as provated herein. The Mortgapie further covenants to warrant and freeze defend all and simplify the said premises unto the Mortgapie forever, from and against the Mortgapie and all persons whomsomer I whally claiming the same or are most thereof.

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