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FILED
JUL 15 1977
DOUGLAS TANKERSLEY

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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, Frank D. and Ruby McAlister
(hereinafter referred to as Mortgagor) is well and truly indebted unto HCC 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 Three thousand nine hundred sixteen and 8/100 Dollars (\$ 3,916.08) due and payable in monthly installments of \$ 54.39, the first installment becoming due and payable on the 5th day of August, 1977 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:

BEGINNING at an iron pin on the East side of Churchill Circle, joint corner of Lot "A" and Tract 271, and running thence with the line of Tract 271, N. 77-20 E. 203 feet to an iron pin in line of Lot "F"; thence with line of Lot "F", N. 8-53 E. 45 feet to an iron pin, joint corner of Lots "A" and "B", thence with line of Lot "B" S. 79-16 W. 200 feet to an iron pin on the East side of Churchill Circle; thence with Churchill Circle, S. 8-53 W. 53 feet to the point of beginning.

This is the same property conveyed from F. T. and Estay McAlister in deed recorded in Vol. 613, page 494, on January 6, 1959.

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PAID AND SATISFIED IN FULL THIS
2nd DAY OF June 1978
MCC FINANCIAL SERVICES, INC.
BY [Signature]
[Signature]
Donnie S. Tankersley

37701

Any person who shall occupy the premises secured hereby shall be deemed to have agreed to pay a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, the issues and profits toward the payment of the debt secured hereby.

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