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STATE OF SOUTH CAROLINA  
COUNTY OF

**MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, James Rhodes and Wife Katie Arnold Rhodes  
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. of Greenville

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 sixty dollars & 00/100 Dollars (\$ 3960.00) due and payable in monthly installments of \$ 66.00, the first installment becoming due and payable on the 26th day of August, 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:

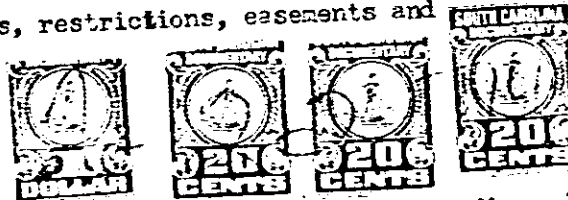
All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being more particularly described as Lot No. 36 as shown on plat entitled, "Subdivision for Abney Mills, Poinsett Plat, Greenville, South Carolina", by Picknell & Picknell, Engineers, Greenville, South Carolina, March 5, 1959 and recorded in the RMC Office for Greenville County in Plat Book 11, Pages 51 and 67, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on Owens Street and running thence with Owens Street, N 37-16 W 58 feet; thence N 50-51 W 105 feet to the point of beginning, Said lot being also known as 14 Owens Street.

This being the same property conveyed to the grantor herein by deed recorded in Deed Book 846, Page 521.

Said conveyance is made subject to the conditions, restrictions, easements and rights-of-way of record affecting said property.

PAID AND SATISFIED IN FULL THIS 19th DAY of May 19 79  
MCC FINANCIAL SERVICES, INC. GREENVILLE CO. S. C.  
BY: James Rhodes



Together with all and singular rights, members, hereditaments and appurtenances, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fastened thereto in any manner, it being the intention of the Mortgagor 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 that first mortgage being held by Cameron Brown Co.

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