

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE } **MORTGAGE OF REAL ESTATE** **BOOK 1485 PAGE 620**
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000. **BOOK 68 PAGE 1674**

WHEREAS, Ruby M. Gosnell and Michael E. Gosnell (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. P. O. Box 2852 Greenville, S. C. 29602, 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 one hundred fifty-six & 44/100 Dollars (\$ 2,156.44) plus interest of Four hundred thirty-three & 88/100 Dollars (\$ 443.88) due and payable in monthly installments of \$ 107.93, the first installment becoming due and payable on the 5th day of December, 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.

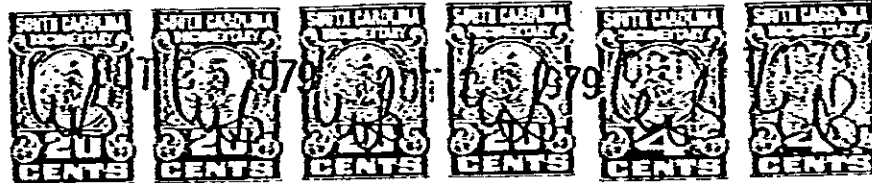
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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) 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, he 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: On the eastern side of Church Street in Greenville Township, County of Greenville, State of South Carolina, being known and designated as Lot A as shown on a plat prepared by C.C. Jones, Engineer, dated November 28, 1960, entitled "Property of Charles J. Spillane", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "UU", at page 136, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Church Street at the joint front corner of Lots A and B, and running thence with th line of Lot B N. 76-05 E. 41 feet to an iron pin on the P right-of-way N. 3-21 W. 71.1 feet to an iron pin; thence S. 67-05 W. 63.1 feet to an iron pin on the eastern side of Church Street; thence with the eastern side of Church Street S. 21-20 E. 67 feet to the point of beginning.

This is the same property conveyed from Charles J. Spillane by deed recorded 05/10/76 in Vol. 1036, page 17.



Removed + Satisfied of Record this date October 31, 1979 MCC Financial Services

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or 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.

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:
 MCC Financial Services, Inc. in the amount of \$4281.60 recorded 08/24/78 in Vol. 1442, page 263.

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