

0800

JUN 26 1975

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1342 PAGE 659

70 PAGE 859

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.
WHEREAS, Ernestine Grace Cooper (formerly Ernestine Grace)
(hereinafter referred to as Mortgagor) is well and truly indebted unto NCC Financial Services, Inc.

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 Six Thousand Three Hundred & No/100 Dollars (\$ 6,300.00) due and payable in monthly installments of \$ 105.00, the first installment becoming due and payable on the 4th day of August, 19 75 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 Mortgagee may hereafter become indebted to the said Mortgagor 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 Mortgagee in hand well and truly paid by the Mortgagor 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:

In the City of Greenville, being known and designated as Lot 8, Block K of Fair Heights, plat of which is recorded in the R.N.C. Office for Greenville County in Plat Book F, at Page 257, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northwesterly side of Cumberland Avenue, the joint front corner of Lots 8 and 9; thence with Cumberland Avenue, N. 31-20 E. 50 feet; thence N. 58-40 W. 140 feet; thence S. 31-20 W. 50 feet; thence S. 58-40 E. 140 feet to the point of beginning.



PAID AND SATISFIED IN FULL THIS 19 75
NCC FINANCIAL SERVICES, INC.
APR 2 1975

Together with all and singular rights, members, hereditaments, and appurtenances to the same in any way incident or appertaining, and of 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 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 hereinafore described in fee simple absolute, that it has good right and is lawfully authorized

4328 RV-2