

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 7 1975

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

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WHEREAS, Mr. Timmons and Martha Boyce
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc.
(hereinafter referred to as Mortgagee) its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the
Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fourteen thousand
seven hundred twenty and 16/100 Dollars (\$ 14,720.16) due and payable
in monthly installments of \$ 175.24 , the first installment becoming due and payable on the 10th day of November , 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 Mortgagee for such further sums as may be advanced to or for the Mortgagee's account
for taxes, insurance premiums, public assessments, repairs, or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee, 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 Mortgagee 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 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 certain piece, parcel or lot of land together
with all improvements thereon in Grove Township, County of Greenville and known as Lot No. 5
and being more particularly described as follows, having the following metes and bounds;

Situate and lying on the North side of a twenty foot road and commencing at an iron pin on
road, Southwest corner of Lewis McCullough Lot, said corner being (5) Chains from the
Tudley Charles corner on the Payne line as per old survey, thence N-26 feet W. 2.50 to pin
in branch, Piedmont Mfg. Corner; thence down Spring Branch S. 72 W. 2.34 No. Street; thence
S. 83 1/2 W. 2.65 to center "Old Mill" Branch; thence down said Branch 8 1/2 W. 1.10 to upper
line of the 20 ft. Road thence with said road line N. 75 E-623 to the beginning corner.

SEP 16 1980

FILED

PAID AND SATISFIED IN FULL THIS
29 DAY of August, 1980
BY: NEW ASSOCIATES FINANCIAL SERVICES
BY: Mr. S.H.S. SERVICES

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the
rents, issues, and profits which may arise or be had therefrom, and of all the fixtures, plumbing, and lighting fixtures now or hereafter attached, connected, or
fixed thereto in any manner, in being the intention of the parties hereto, and of 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 premises hereinbefore described unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinbefore 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 first mortgage, being subject to NONE.

The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee
and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter at the option of the Mortgagee, for the payment of

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