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STATE OF SOUTH CAROLINA      DONNIES. TANKERSLEY      MORTGAGE OF REAL ESTATE      BOOK 1307 PAGE 559  
 COUNTY OF Greenville      TO ALL WHOM THESE PRESENTS MAY CONCERN:  
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Clara Louise S. Spears  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc.  
 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  
Five Thousand Five Hundred Fifty Five Dollars and 76/100--- Dollars (\$ 5,555.76 ) due and payable  
 in monthly installments of \$ 66.14, the first installment becoming due and payable on the 20th day of May, 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 certain piece, parcel or lot of land, with the  
 improvements thereon, lying and being on the westerly side of Bear Grass Drive, near the City  
 of Greenville, S.C., being shown as Lot No. 34 on the plat of Biltmore as recorded in the  
 R.M.C. Office for Greenville County, South Carolina in Plat Book Y, page 14, and having according  
 to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Bear Grass Drive at a point 222.6 feet north  
 of the northwesterly corner of the intersection of said Drive with Two Notch Road, said pin  
 the joint front corner of Lots Nos 34 and 35, and running thence along the joint line of said  
 lots N. 75-14 W. 150 feet to an iron pin; thence with the line of lot 19 N. 14-46 E. 75 feet  
 to an iron pin, joint rear corner of lots 33 and 34; thence along the joint line of said lots  
 S. 75-14 E. 150 feet to an iron pin on the westerly side of Bear Grass Drive; thence along the  
 westerly side of said Drive S. 14-46 W. 75 feet to the point of beginning. 187-17

PAID AND SATISFIED IN FULL THIS  
 19 DAY December, 1980  
 MCC FINANCIAL SERVICES, INC.      *How Associates Financial Services*  
 BY: *[Signature]*  
 Witness: *[Signature]*

4      5      20      45  
 DOLLAR      DOLLAR      CENTS      CENTS

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 including all heating, plumbing, and lighting fixtures 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 hereinabove described in fee simple absolute, that it 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:

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