

ONNIE S. YANKERSLEY
R.M.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FEB 23 1979
M 18,9,10,11,12,1,2,3,4,5,6,8 PM

BOOK 1433 PAGE 236

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

BOOK 79 338

WHEREAS, Rufus O. Sanders
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
Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Five thousand,
five hundred seventy-five & 26/100 Dollars (\$ 5,575.26) plus interest of
Two thousand seventy-seven & 86/100 Dollars (\$ 2,077.86) due and payable in monthly installments of
\$ 159.44 the first installment becoming due and payable on the 15th day of March, 19 79 and a like
installments 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.

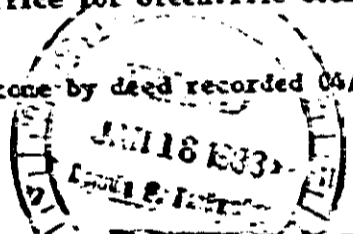
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account
for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payments 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:

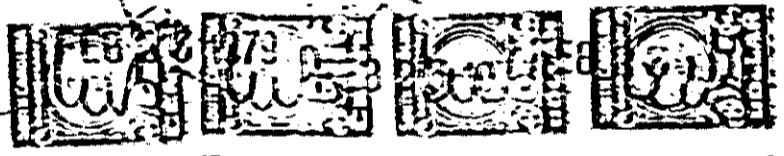
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville to wit: On the North side of Standing Springs Road, in Greenville
County, South Carolina, and being known and designated as lot No. 3 of the Air Base Farms as
shown on Plat prepared by Dalton and Neves dated November, 1944 and amended August 1948, and
which amended plat has been recorded in the RMC Office for said County in Plat Book U, page 199.
This being the same property conveyed by deed of Essie Butler, et al, said deed dated June 30,
1961, and recorded in RMC Office for Greenville County in Book 677, page 31. This being the
same property in Book 806, page 35 in the RMC Office for Greenville County, State of South
Carolina.

This is the same property conveyed from J. A. Stone by deed recorded 04/05/76 in Vol.
1034, page 193.

File MCC Financial Services 17552
PAID AND SATISFIED IN FULL



20th day of Dec 82
MCC FINANCIAL SERVICES CO., INC.
[Signature]



All fixtures which are attached to the premises, 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 due thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or
fixed 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 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:

(2.0000)

NONE

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

The Mortgagee further covenants and agrees as follows:

That the Mortgagor shall remain the Mortgagee for such further sums as may be advanced hereafter to or for the account of the Mortgagor for the payment of

0.35

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