

FILED  
GREENVILLE CO. S. C.

BOOK 80 PAGE 957

STATE OF SOUTH CAROLINA } 3 35 PM '83  
COUNTY OF Greenville }  
DONOR

BOOK 1446 PAGE 434

MORTGAGE OF REAL ESTATE

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

WHEREAS, James W. Martin and Dorothea F. Martin  
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., P. O. Box 2852, 123 W. Antrim Dr., Greenville, SC, 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 Seven thousand three hundred one and 88/100 Dollars (\$ 7,301.88 ) plus interest of Two thousand three hundred thirty-three and 36/100 Dollars (\$ 2,333.36 ) due and payable in monthly installments of \$ 135.22 , the first installment becoming due and payable on the 10th day of November , 19 78 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:

Being known and designated as lot No. 74 of Camilla Park, Map No. 2; as shown by plat of same made by W. J. Riddle, Surveyor, December, 1943, recorded in the R. M. C. Office for Greenville County in Plat Book M, page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Flora Avenue, joint corner of lots Nos. 74 and 73, and running thence with line of lot No. 73 S. 80-44 E. 200 feet to a stake; thence S. 9-16 W. 80 feet to an iron pin, joint corner of lots Nos. 74 and 75; thence with line of Lot No. 75 N. 80-44 W. 200 feet to an iron pin on Flora Avenue; thence with Flora Avenue N. 9-16 E. 80 feet to the beginning corner.

This is the same property conveyed from Vesta Orr Abernethy by deed recorded February 21, 1953, in Vol. 473, page 78.

MAY 2 1983

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Donna S. Jenkins

PAID AND SATISFIED IN FULL THIS  
5 DAY April 19 83  
RECORDED FEBRUARY 21 1953  
MCC FINANCIAL SERVICES COMPANY OF  
WITNESS: Laura B. [Signature]

Together with all and singular rights, members, hereditaments and appurtenances to the same belonging in any way incidental 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