

FILED  
GREENVILLE, CO. S. C.

BOOK 87 PAGE 989

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

JAN 30 PM '77

MORTGAGE OF REAL ESTATE

BOOK 1415 PAGE 169

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

WHEREAS, Edward Watkins

(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 sum of Fourteen thousand, nine hundred twenty one & 76/100 Dollars (\$ 14,921.76) - due and payable in monthly installments of \$ 177.64, the first installment becoming due and payable on the 10th day of December, 19 77 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:

In Gantt township, BEING known and designated as Lot No. 12, as shown on a plat of Fairfield Place, recorded in the R.M.C. Office for Greenville County in Plat Book BB at page 141, and being more particularly described as follows:

BEGINNING at an iron pin in the joint front corner of Lots Nos. 10 and 12, on the Southwest side of Maggie Street, and running thence with said street, W. 36-10 W. 80 feet to an iron pin; thence with the curve of the intersection of Maggie Street and Drummond Court, the chord of which is N. 83-40 W. 27 feet more or less, to an iron pin in the Southeast side of Drummond Court; thence with said Court, S. 47-42 W. 75 feet to an iron pin; thence continuing with said Court, S. 35-23 W. 75 feet to an iron pin, corner of Lot 21; thence with the line of said lot, S. 40-34 E. 64.9 feet to an iron pin, rear corner of Lot 10; thence with line of said lot, N. 53-50 E. 160 feet to the point of beginning.

This is the same property conveyed from Maggie King by deed recorded 1-3-55 in Vol. 515, page 220.

This is the same property conveyed from Edward J. Watkins, Jr. and Brenda Lee Watkins Brock, dated 3-10-76, recorded 3-12-76 in Vol. 1032, page 919.

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 and 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 hereinabove described in fee simple absolute, that it has good right and 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 real estate, second to none. MCC FINANCIAL SERVICES, INC.  
BY: *Donna S. Tankersley* 20259  
witness: *Lisa S. Clardy*

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

The Mortgagor further covenants and agrees as follows: