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E | TO ALL WHOM THESE PRESENTS MAY FUNCTION = 100,000. THIS MODECACE SECTIFES PRESENTINES OF ANCES = MAXIMUM OUTSTANDING \$100,000.

	11112 MOKICHIST SECRETAGES	TO AMES - MANIMON OCTURED TO THE	
WHEREAS,	Paul William PMittett Sr		
hereinafter referred t	o as Mortgagor) is well and truly indebted unto _	MCC Financial Services, Inc.	<u> </u>
	. is	successors and assigns forever thereinafter referred	to as Mortgagee) as evidenced by the
lastenaas's meamissas	e note of even date because the terms of which as	e incorporated herein by reference, in the sum of	Ten thousand two
hundred and	thirty seven and 08/100	Dollars (\$ 10,237.	08 due and payable
monthly installence	ts of \$ 142.19 , the first installment become	ing due and payable on the day of	tav . 19 <u>76</u>
	hamming due and payable on the came day of el	ich successive month thereafter until the entire inde	btedness has been paid, with interest
na a uke instaliment hereon from maturita	at the rate of seven per centum per annum, to be s	aid on demand.	·

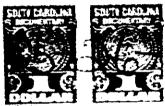
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagoe, 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 Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that certain piece, purcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of <u>Greenville</u>, to wit:

ALL that tract or parcel of land with all improvements thereon, lying and being in the State of South Carolina, County of Greenville, Greenville Township, and being known as part of Lot No. 85 and shown on plat of City View Annex, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book G, at page 155 and according to a recent survey by T. C. Adams Engineer having metes and bounds as follows;

BEGINNING at an iron pin on the Southeastern side of Marion Road the point of beginning being the joint front corner of Lots No. 84 and S5, and being 1124 feet to Crain Avenue, and running thence in a new line through 165 Nos. 85, S. 16-30 E., 145.6 feet to an iron pin in the branch; thence with the branch as the line S. 81-30 W. 77.5 feet to an iron pin; thence N. 16-30 W., 112.2 feet to an iron pin in Marion Road; thence with Marion Road N. 71-30 E. 70 feet to the beginning corner.













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 thereform, 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 considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagoe, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises bereinabove 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:

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

The Mortgagor further coverants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced bereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby "Tough to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt, whether due or not.
- (3) That it will keep all improvements now existing or bereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgagee debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal taxs and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgager and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, the issues and profits toward the payment of the debt secured hereby.

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L-1681-S.C. Rev. 1/74