

0455

STATE OF SOUTH CAROLINA
 COUNTY OF _____

FILED
 APR 23 1974
 S. JANKEN, CLERK

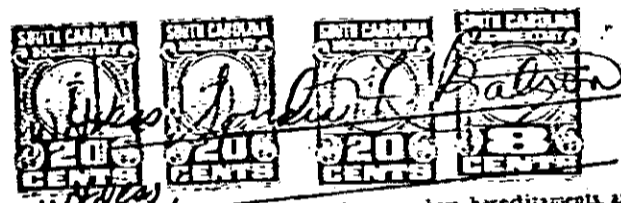
MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

BOOK 43 PAGE 455
 BOOK 1207 PAGE 843

WHEREAS, Thurman W. Julian (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. (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 One Thousand Six Hundred Twelve Dollars and Twenty Cents - Dollars (\$ 1612.20) due and payable in monthly installments of \$ 53.74, the first installment becoming due and payable on the 15th day of May, 1974 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 recording of this mortgage, the Mortgagor hereby irrevocably and exclusively conveys to the Mortgagee the above property in the same as conveyed by the Mortgagee to the Mortgagor by Deed Book 364, page 231, Less, however, 30 acres, more or less for Greenville County, S.C. in Deed Book 364, page 231, Less, however, 30 acres, more or less, and (1) acre deeded to Thurman R. Julian, et al.



PAID AND SATISFIED IN FULL THIS 19th DAY 1976
 BY: [Signature]
 MCC FINANCIAL SERVICES, INC.
 Enclosed
 [Signature]
 5/20/76

Together with all and singular rights, members, hereditaments, and appurtenances to the same in any way incident or appertaining, and of all rents, issues, and profits which may now or hereafter accrue from, 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 the above 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:

This is a second mortgage being second to that first mortgage being held by MCC Financial Services, Inc.

are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or improvements against the mortgaged mortgage 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 laws 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 mortgagor 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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