

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



**MORTGAGE OF REAL ESTATE**

BOOK 47 PAGE 794  
SERIAL 1381 PAGE 433

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

WHEREAS, George L. Schank

(hereinafter referred to as Mortgagor) is well and truly indebted unto KC Financial Services, Inc. #38  
P.O. Box 2852 Greenville, S.C. 29602, 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 Twelve thousand  
Four hundred ninety five and 60/100 Dollars (\$ 12,495.60 ) due and payable  
in monthly installments of \$ 173.55, the first installment becoming due and payable on the 15th day of November, 19 76.

**NOISE**  
BEGINNING at an iron pin on the Northern side of Central Avenue, at the joint front  
corner of Lots Nos. 11 and 12 and running thence with the joint line of said lots,  
N. 24-38 E. 155.4 feet to an iron pin; thence N. 44-28 W. 55.8 feet to an iron pin,  
joint rear corner of Lots Nos. 10 and 11; thence with the joint line of said lots,  
S. 23-51 W. 175.5 feet to iron pin on the Northern side of Central Avenue; thence  
with Central Avenue, S. 65-22 E. 50 feet to the point of Beginning.

This is the same property deeded to George L. Schank from R. P. and Ida H. Lamb  
by deed dated 12/21/73 and recorded on 1/28/73 in Volume 991 page 358.



31:50 MAY 1977  
PAID AND SATISFIED IN FULL THIS  
18 DAY May  
MCCANN FINANCIAL SERVICES, INC.  
BY: Donnie B. Lark John P. Edwards

GREENVILLE  
S.C.  
MAY 19 1977  
FILED

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all  
rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected,  
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,  
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:

This is a second mortgage, being subject only to the first held by R. P. & Ida Lamb.

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

The Mortgagee further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of  
taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any  
further loans, advances, readvances or credits that may be made hereafter to the Mortgagee 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 thereon when due; and that it does hereby assign 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 hereafter 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  
mortgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fees 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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