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

WHEREAS, Sannie Lee Hall  
(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 Two Thousand Seventy  
Dollars And No/100 Dollars (\$ 2070.00 ) due and payable

in monthly installments of \$ 57.50, the first installment becoming due and payable on the 2nd day of November, 19 74  
beginning at an iron pin on the northern side of Blossom Drive at the joint  
front corners of Lots 23 and 24, and running thence N. 2-41 E., 134.1 feet  
to an iron pin; thence N. 87-13 W., 75 feet to an iron pin on Lynch Drive;  
thence along the Eastern side of Lynch Drive, S. 2-41 W., 109.1 feet to an  
iron pin; thence with the curve of the intersection of Lynch Drive with Blossom  
Drive the chord of which is S. 42-19 E., 35.4 feet to an iron pin; thence  
with the Northern side of Blossom Drive, S. 87-18 E., 50 feet to an iron pin;

The beginning corner. The above described property is hereby conveyed subject to re-  
strictions applicable to Kennedy rights of way and easements shown on the afore mentioned  
recorded plat and appearing of public recorded plat, and appearing of public records, 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  
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 the 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 stated otherwise as follows:

This is a second and third Mortgage.

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FILED

JUN 27 1977

PAID AND SATISFIED  
MCC FINANCIAL SERVICES, INC.  
Sannie Lee Hall

The Mortgagor further covenants to warrant and forever defend all and singular the said premises 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:

- (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 Mortgagor for any  
further loans, advances, readvances or credits that may be made hereafter to the Mortgagor 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 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, 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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