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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, MR. ROBERT E. DENNIS AND MARY C. DENNIS
(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 NINE DOLLARS AND 76/100 Dollars (\$ 14,909.76) due and payable

in monthly installments of \$ 207.08, the first installment becoming due and payable on the 1st day of January, 19 76

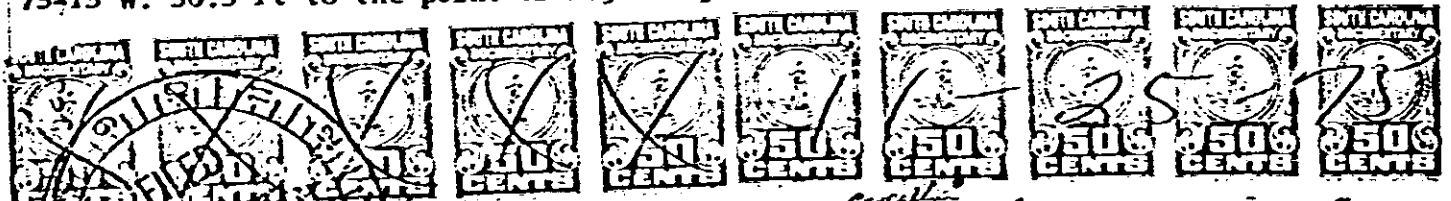
and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

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: All our undivided interest in that piece, parcel or lot of land located in Grove Township, County of Greenville, State of South Carolina, near the Reedy Fork Baptist Church on the Fork Shoals Road, containing one acre on the north side of Harrison Bridge Road, and having according to a plat,, to be recorded, prepared by C.O. Riddle, dated August, 1970, designated property of Robert e. and Mary C. Dennis, the following metes and bounds:

BEGINNING in the Harrison Bridge Road at a point designated M & C; thence N. 17-48 E. 349.1 ft. to an iron pin; thence N. 74-25 E. 62.9 ft. to an iron pin; thence S. 5-49 E. 317.5 ft. through an iron pin and to a point in the Harrison Bridge Road; thence S. 75-15 W. 50.5 ft to the point of beginning



AUG 22 1977
L. W. JONES, TALKERLEY

AUG 22 1977
PAID AND SATISFIED IN FULL THIS
5th DAY August 1977
Dennis & Inkster

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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 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 house hold furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD all and singular the above premises unto the Mortgagee, its heirs, successors and assigns, forever 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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