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JUL 8 1974
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, Warren H. Brookshire and wife, Claudia L. Brookshire
(hereinafter referred to as Mortgagor) is well and truly indebted unto NCC 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 Five thousand
two hundred eighty dollars and no/100 Dollars (\$ 5,280.00) due and payable
in monthly installments of \$ 88.00, the first installment becoming due and payable on the 3 day of August, 19 74

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The herein named grantees are to pay the 1969 taxes on the above described property.

to HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said
Grantee(s) for and during their joint lives and upon the death of either of them to
the survivor of them, his and her heirs and assigns, forever in fee simple, together
with every contingent remainder and right of reversion



Deeded
Deeded & Satisfied 1977
PAID AND SATISFIED IN FULL THIS
WEDAY January 1978
NCC FINANCIAL SERVICES, INC.
BY *[Signature]*
L. Buffon, Wit.

JAN 24 1978
DOUGLAS T. JAMES, Notary Public

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- 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 term 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 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 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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