

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 10 1975
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, Mr. Charles C. Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc.

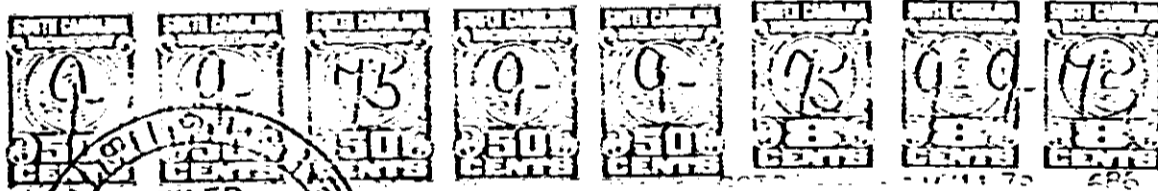
its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ---Six thousand seven hundred and twenty and 00/100--- Dollars (\$ 6,720.00) due and payable in monthly installments of \$ 112.00, the first installment becoming due and payable on the 10th day of October, 19 75 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: near the City of Greenville, being known and designated as Lot No. 92, Map No. 2 Casilla Park on the easterly side of Blythewood Drive (now York Drive) as per plat thereof recorded in the R. M. C. Office for Greenville County, S.C. in plat Book "M", at Page 85 and having, such metes and bounds as shown on said plat, reference to which is hereby made for a more complete and accurate description by metes and bounds.

The above is the same property conveyed to the mortgagor by deed dated February 16, 1953 and recorded in the P. M. C. Office for Greenville County in Deed Book 472 at Page 415.



FILED
MAY 11 1978
DEEDS & TAXES
R.M.C.

PAID AND SATISFIED IN FULL THIS

10th DAY May, 1978

MCC FINANCIAL SERVICES, INC.

BY: James B. Bussell

with all and singular rights, members, appurtenances, and appurtenances 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 household furniture, be considered a part of the real estate.

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.