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FILED

BOOK 59 PAGE 120  
PAGE 1359 PAGE 600

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, Rosa Mae Green  
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., 123 W. Antrim Dr., Greenville, S. C., 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 Six Dollars & 13/100 Dollars (\$ 2,006.13 ) due and payable in monthly installments of \$ 95.53, the first installment becoming due and payable on the 10th day of March, 19 77.

And whereas, the Mortgagor, by these presents, does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

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 that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 186 Paramount Park as shown on plat thereof, recorded in the REC Office for Greenville County, South Carolina, in Flat Book W, at Page 57.

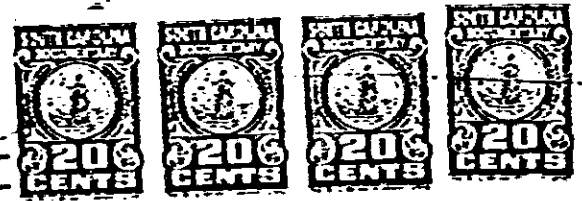
This is the same property conveyed to Rosa Mae Green from Carl Alton Davis by deed recorded in Vol. 960, at page 642, November 20, 1972.

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PAID AND SATISFIED IN FULL THIS

6th DAY June 1978  
MCC FINANCIAL SERVICES, INC.  
BY [Signature]



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the by the Mortgagee, and in compliance with the terms of the promissory note, and that it will pay an insurance policy on the mortgaged premises for a sum payable clauses in favor of, and in form acceptable to the Mortgagee, and does hereby authorize each insurance company concerned to make payment for a sum Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a sum 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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