

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUN 21 1977
JENNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE

41173
BOOK 1401 PAGE 810
BOOK 63 PAGE 833

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Mr. Darrell Darnell and Mrs. Ira D. Darnell
(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 hundred eighty-eight dollars and 12/100 Dollars (\$ 2,688.12) due and payable
in monthly installments of \$ 74.67, the first installment becoming due and payable on the 15th day of July, 1977
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:

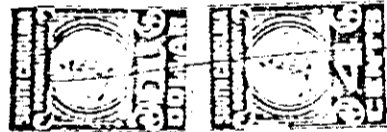
On the W/S of "D" Street in Section #6 of Judson Mill Village near the City of Greenville,
County of Greenville, State of South Carolina being known and designated as Lot #52 as
shown on a plat of Section #6 Judson Mill Village, made by Dalton and Neves, Engineers,
November, 1941, which plat is recorded in the R. M. C. Office for Greenville County,
South Carolina in Plat Book "K" at pages 106 & 107 and having according to said plat
the following metes and bounds to wit:

BEGINNING at an iron pin on the W/S of "D" Street, joint front corner of Lots #52 and 53
and running thence with the line of Lot #53 S 88-20 W 76.6' to an iron pin, joint rear
corner of Lots #63 & 64 thence with the rear line of Lot #64 S 1-37 E 70' to an iron pin,
joint corner of Lots #51, 52, & 64 & 65 thence with the line of Lot #51 N 88-20 E 76.6'
to an iron pin on the W/S of "D" Street thence with the W/S of "D" Street N 1-37 W 70'
to the BEGINNING CORNER.

WITNESSES & PUBLIC ATTYS.

This is the same property conveyed from Caldonia Smith Hood by deed recorded March 13, 1967,
in Volume 815, page 295.
GREENVILLE, CO. S. C. 21341

JAN 18 4 30 PM '79
JENNIE S. TANKERSLEY
R.M.C.



RECORDED AND SATISFIED IN FULL THIS
JAN 18 1979
MCC FINANCIAL SERVICES, INC.
[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
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 good 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 specifically stated otherwise as follows:

This is a Second Mortgage being second to the first held by MCC Financial Services.

(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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