

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

VOL 65 PAGE 644
BOOK 1359 PAGE 191

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, J. B. Hopkins and June Hopkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. #38

its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the

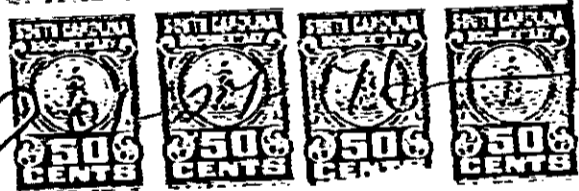
Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four thousand eight hundred and sixty and 00/100 Dollars (\$ 4,860.00) due and payable in monthly installments of \$ 81.00, the first installment becoming due and payable on the 25th day of February, 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: in Gantt Township, being known and designated as Lot No. 205, according to plat of Section A of the property of Woodfields, Inc. a subdivision located on the southwest side of the Augusta road, which plat was made by the Piedmont Engineering Service on August 29, 1949, and which plat is recorded in the RMC Office for Greenville County in Plat Book W at page 75, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Fox Hall Road at the joint front corner of Lots Nos. 204 and 205 and running thence along the line of lot No. 204, S. 64-28 E. 174 feet to an iron pin on a branch; thence with said branch as the line S. 22-58 W. 112.5 feet to an iron pin on said branch; thence N. 60-52 W. 115 feet to an iron pin on Fox Hall Road; thence along Fox Hall Road N. 29-18 E. 71.5 feet to an iron pin; thence continuing with Fox Hall Road N. 25-32 E. 28.4 feet to the point of beginning.



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PAID AND SATISFIED IN FULL THIS

6th DAY APRIL

MCC FINANCIAL SERVICES, INC.

BY: *[Signature]*

Witness: *[Signature]*



1.0001

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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.

(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.