

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

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

WHEREAS Paul W. Burnett, Sr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. P.O. Box 2852
Greenville, S.C. 29602 its successors and assigns (hereinafter referred to as Mortgagee) as evidenced by the

Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixteen thousand
and sixty and 80/100 Dollars (\$ 16,060.80) due and payable
in monthly installments of \$ 191.20 the first installment becoming due and payable on the 15th day of December 19 76



FROM North American Acct. Corp. in Volume 1037 page 625.
together with all and singular rights, franchises, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the
seats, issues, and profits which shall or may be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, and all
fitted thereto in any manner, and in the attention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be
our side as a part of the real estate.

DO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.
The Mortgagee certifies that it is lawfully seized of the premises hereinafter described in its simple quality, that it has good right and is lawfully authorized
to sell, convey or encumber the same, and that the premises are not subject to any lien or claim in favor of any person other than the Mortgagee as hereon specifically stated otherwise as follows:

This is a first mortgage.

The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever, and against the Mortgagee
and all persons whomsoever lawfully claiming the same in any part thereof.

The Mortgagee further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of
taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any
further loans, advances, rebates or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not
exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand
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 amounts thereof shall be held by the Mortgagee, 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 in a lump
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
or necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the
mortgage 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 seats, 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 amount 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, issues and profits toward the payment of the debt secured hereby.

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