STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

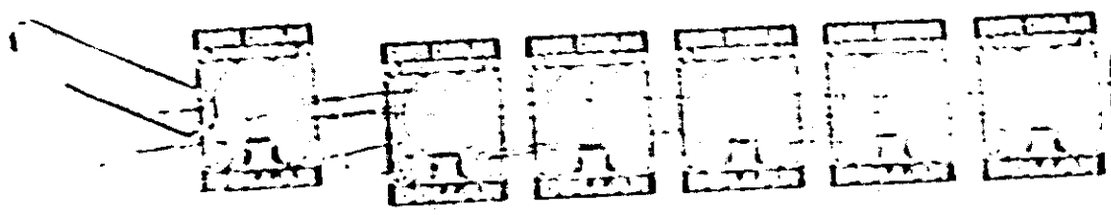
1289 523

28 484

WHEREAS, I, Jeanne D. Threatt,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. ~~SECOND MONEY LOAN COMPANY~~ OF Greenville, S. C. (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 Fourteen Thousand/Eight Hundred/Ninety-Nine and 08/100 ($14,899.08) Dollars, due and payable as set forth therein, the last payment being due and payable on the 24th day of Sept., 1973.

Streets and Stone Avenue, see Plat recorded in the R. M. C. Office for Greenville County in Plat Book "YY", at Page 542.



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 conveyed 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 first mortgage, being second to none.

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced to or for the account of the Mortgagor for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the terms hereof. This mortgage shall also secure the Mortgagee for any further loan, advance, readvance or credit that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown above, unless otherwise agreed in writing. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand or as 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 exceeding the mortgage debt, in such companies as may be required by the Mortgagee, and in companies acceptable to it, and that all policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize and empower the insurance company concerned to make payment of loss direct to the Mortgagee, to the extent of the balance owing on the Mortgagee debt, whether due or not.

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