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FILED GREENVILLE CO. S. C.	40840
	1338 11571
COUNTY OF CREENITH F	3664 1339 FAST 641
THIS MORIGAGE SEGURES FUTIRE ADVANCES - MAXIMON OUTSTANDING	
WHEREAS, Paul William Frumbett Sr.	and $43$ fage $592$
Obereinafter referred to as Mortgagor) is well and truly indebted anto MCC Financial Services, !	nc. #38
its successors and assigns forever (hereinafter r	
Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum	ofTen thousand two
hundred and thirty seven and 65/100	237.05 due and payable
in monthly installments of \$ 142.19 , the first installment becoming due and payable on the 10 day	
and a like installment becoming due and payable on the same day of each successive month thereafter until the end	
pin in the branch; thence with the branch as the line S. 81-30 W. 7	1.5 reer E9 an 1ron pin;
thence N. 16-30 W., 112.2 feet to an iron pin in Marion Road; thence	with Harioa Pold N.
71-30 E. 70 feet to the beginning comer.	FILED
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DOUGH DOUGH DOUGH GENTS GENTS GENTS	160
i i i i i i i i i i i i i i i i i i i	19/0
Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging it was some some and profits which may arise or be had therefrom and including all heating, plumbing, and lacktong for	turn now of hereafter attached, connected, or
fitted thereto in any manner; it being the intention of the parties hereto that all such figures and equipment	other than the usual household furniture, be
considered a part of the real estate.	KAPP Countie
Together with all and singular rights, members, hereditaments, and appartenances to the same technique of tents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and littled thereto in any manner; it being the intention of the parties hereto that all such flurwessland equipment considered a part of the real estate.  TO HAVE AND TO HOLD, all and singular the said premises unto the flood second heart, when the said premises the said	Goods Bearing Solders
The Market of the State of the State of the same of the same of the same of the same of the State of the State of the State of the same of	but it has moved right and is bufully authorized
to sell, convey or encumber the same, and that the premises are free and sold fell herd and encumbrances except as	herein specifically stated otherwise as follows:
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NONE Expendently	1498 <b>0</b> 5 1
Example 1	
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The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe 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 bereafter, 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, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indicatedness 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 breafter 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 if such 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 each insurance company concerned to make payment for a loss 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 Mortgages 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 mortgages 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 mortgager 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.

L-1681-S.C. Rev. 1/74

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