

Total Note: \$3915.00
Advance: \$3037.32

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
S.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.00
70 1428 294 70 1428 496

WHEREAS, William V. Foutz and Karol M. Foutz
(hereinafter referred to as Mortgagor) is well and truly indebted unto NOC Financial Services, Inc., P. O. Box 2852
Greenville, SC 29692, its successors and assigns (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 principal sum of Three thousand
thirty-seven & 32/100 Dollars (\$ 3,037.32) plus interest of
Eight hundred seventy-seven & 68/100 Dollars (\$ 877.68) due and payable in monthly installments of
\$ 130.59, the first installment becoming due and payable on the 15th day of October 1979 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 Mortgage 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 purpose:

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 Mortgagor, 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
Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold and alienated, 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, as hereafter constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville, in the City of Greenville, being known and designated as lot 25 of a Subdivision known as McSwain
Gardens, a plat of which is of record in ESC Office for Greenville City, in Plat Book OG at page
75, and having following notes and bounds, to-wit:

BEGINNING at a point on northeastern side of Shannon Dr. at joint corner of lots 24 and 25 and running thence N 43-49 E. 170.4 feet to a point at joint rear corner of lots 24 & 25; thence S. 46-20
E. 108.7 feet to a point on western side of Mimosa Dr., at joint corner of lots 25 & 26; thence with
western side of Mimosa Dr. S 13-02 W. 64.3 feet to a point; thence continuing with western side
of Mimosa Dr. S 05-30 W. 126 feet to a point; thence following the curvature of the intersection
of Shannon Dr. with Mimosa Dr. (the chord of which is S. 49-57 W. 17.5 feet) to a point; thence
with northeastern side of Shannon Dr. N 46-20 W. 210.2 feet to the point of beginning.

This is the same property conveyed from Jimmie D. Geyer and Eleanor J. Geyer by deed recorded
08/03/76 in Vol. 1060, page 643. PAID AND SATISFIED IN FULL THIS 3-135-1

14TH DAY OF MARCH, 1976
NOC FINANCIAL SERVICES, INC.
BY: *Mark R. Moore, Mgr.*

Together with all and singular rights, members, tenements, and appurtenances to the same belonging in any way incident or appertaining, and of all the
same, necessary, etc. which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, or
fixed thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture,
conducive & useful to the real estate.

... AND BE IT FURTHER WITNESSED that the Mortgagor shall have the right to make any alterations and improvements to the property during the term of this mortgage, and charge the expenses to such account as 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 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.

OCTOBER 15, 1979 1039

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