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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, Edna Faye Matthews

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

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 eleven thousand three hundred twenty three dollars and 20/100---------- Dollars ($ 11,323.20) due and payable in monthly installments of $ 134.82 , the first installment becoming due and payable on the 15th day of May , 19 74 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: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina in School District 8-7E, on the West side of Trotter Street (formerly Hunt Street), having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Trotter Street, at corner of lot heretofore conveyed to B.F. Smith, and running thence along his line N. 55-30 W. one hundred fifty (150) feet to an iron pin; thence N. 33-35 E. fifty (50) feet, more or less, to an iron pin in line of lot No. 1 of the C.E. Brisoe property; thence along the line of that lot S. 55-30 E. one hundred fifty (150) feet to the joint corner of said lot with the West side of Trotter Street; thence along the line of said Trotter Street S. 33-35 W. fifty (50) feet, more or less, to the beginning corner. This property is approximately two hundred and fifty (250) feet from [illegible] Street. This property is shown on Township Block Book at Sheet No. 235, Block 4, Lot No. 13.

FILED
JUN 4 1980

PAID AND SATISFIED IN FULL THIS 4TH DAY JUNE, 19 80
MCC FINANCIAL SERVICES, INC.
BY: [illegible]

JUN 4 1980

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging or in any wise incident or appertaining, and all of 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 fastened thereto, in whole or in part, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be deemed fixtures and a part of the realty covered by this mortgage, and all of the foregoing described property, hereinafter sometimes referred to as "mortgaged premises".

(A) That at hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that the mortgagee, or anyone authorized to act for the mortgagee, may, or anyone authorized by the mortgagee may, at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the mortgaged premises or any part thereof, in his own name sue for or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the net proceeds, over and above the cost of the receivership, and attorney's fees, upon any indebtedness secured hereby, all in such order as the mortgagee may determine. The entering upon and taking possession of the mortgaged premises, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(B) That at hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that the mortgagee, or anyone authorized to act for the mortgagee, may, or anyone authorized by the mortgagee may, at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the mortgaged premises or any part thereof, in his own name sue for or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the net proceeds, over and above the cost of the receivership, and attorney's fees, upon any indebtedness secured hereby, all in such order as the mortgagee may determine. The entering upon and taking possession of the mortgaged premises, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

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