GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

E. S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, Joyce B. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., P. O. Box 2852 Greenville, S. C., 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 Two thousand, eight hundred ten dollars & 88/100 Dollars ($ 2,810.88) due and payable in monthly installments of $ 78.08, the first installment becoming due and payable on the 5th day of November, 19 77 [illegible] highway as the line N. 69-10 E. 219.2 feet to the point of beginning.

PAID AND SATISFIED IN FULL THIS DAY, 19 7[illegible]

MCC FINANCIAL SERVICES, INC. New Associates Fin. Services Inc.

BY: [illegible] Mgr.

JUL 24 1980

This is a portion of a 46.6 acre tract of land conveyed to the grantors by J.L. Coleman by deed dated April 1, 1941 and recorded April 1, 1941 in deed volumn 231 at page 49 of the RMC Office for Greenville County, S.C.

JUL 24 1980

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way pertaining or appertaining, and 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 described 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 encumbrances except as otherwise noted herein. The Mortgagor further covenants to warrant and forever defend all the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

(1) That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against such risks as may be required from time to time by the Mortgagee. All such policies of insurance shall be in such companies and in such form and amounts as may be required from time to time by the Mortgagee and all such policies of insurance shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and acceptable to the Mortgagee. In the event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or the restoration and repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(2) That it will keep the premises identified herein in good repair and in the case of a construction loan, such building or buildings shall be completed with reasonable dispatch in accordance with the plans and specifications submitted to the Mortgagee and shall pay when due all costs and expenses incurred therefor, such that the premises shall not be subjected to any mechanic's or materialmen's lien. The Mortgagee may, at its option, inspect the premises at any time during such construction and completion without interruption, and should it fail to do so, the Mortgagee 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 mortgage debt.

(3) 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.

(4) 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 towards the payment of the debt secured hereby.

E-1441 S.C. Rev. 1974

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