BOOK 1408 PAGE 885

(6) That if there is a default in any of the terms, conditions or covenants of this mortgage or in the note secured hereby, then at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable. This mortgage may be foreclosed. Should any legal proceeding be instituted for the foreclosure of this mortgage, or should the Mortgagee use the title to the premises described herein, or should the debt secured hereby, or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall then immediately become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby, but if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 23rd day of August, 1980.

SIGNED, sealed and delivered in the presence of

Jessie A. Simmons, Jr. (SEAL)

Patricia B. Simmons (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of August, 1980.

(SEAL)
Notary Public for South Carolina
My Commission Expires 7-18-87

FILED
AUG 27 1980
9:1 Register of Mesne Conveyance

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECEIVED from Mortgagor the within mortgage, this 23 day of August, 1980

MCC FINANCIAL SERVICES, INC. FINANCE CLERK

SATISFIED AND CANCELLED OF RECORD
27 day of Aug 1986
MCC FINANCIAL SERVICES, INC.
By [illegible]
Witness [illegible]

7162 71260

STATE OF SOUTH CAROLINA

SATISFIED AND CANCELLED OF RECORD
27 MORTGAGOR Aug 1986
Bonnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:00 O'CLOCK P M. NO. 6052

Jessie A. Simmons & Patricia B. Simmons
TO
MORTGAGEE
MCC Financial Services
P. O. Box 2852
Greenville, S. C. 29602

Recorded Sept. 1, 1977 at 2:00 PM 7162

MORTGAGE OF REAL ESTATE

I hereby certify that the within Mortgage has been this 1 day of Sept. 1977 at 2:00 P M. recorded in Book 1408 of Mortgages, page 885, Ar. No.

Bonnie S. Tankersley
Register of Mesne Conveyance Greenville County

RETURN TO:

$ 2,561.40,
Lot 9, Traynham Blvd., Club View Hiehgts, Paris Man. TP

BOOK 71 PAGE 096

4328 RV.2

109