FILED
GREENVILLE CO. S. C.

BOOK 78 PAGE 613

STATE OF SOUTH CAROLINA } OCT 4 2 1 . 1977 } MORTGAGE OF REAL ESTATE

BOOK 1411 PAGE 995

COUNTY OF Greenville } DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, Catherine T. Carroll

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc.; P. O. BOX 2852 Greenville, S. C. 29602, 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 Eight thousand, nine hundred sixteen dollars & 60/100---------- Dollars ($ 8,916.60---------) due and payable in monthly installments of $ 148.61, the first installment becoming due and payable on the 5th day of November, 19 77 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.

2. 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, (but 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:

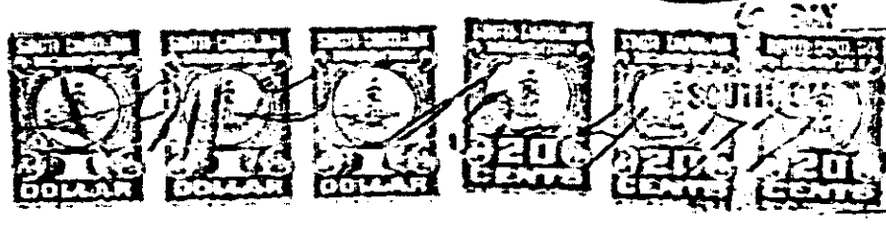
Lying on the Northwestern side of Fairforest Way and being further described as follows:

BEGINNING at an iron pin on the northwestern side of Fairforest Way, which pin is 219.2 feet S. 38-40 W. from the southwestern intersection of Fairforest Way and Laurens Road and running thence with the northwestern side of Fairforest Way S. 38-40 W. 100 feet to an iron pin; thence N. 51-10 W. 107 feet to Shore Company line; thence N. 38-50 E. 99.3 feet to an iron pin at the corner of property conveyed by the mortgagor to the Shore Company; thence along the line of said Shore Company property S. 51-10 E. 106.7 feet to the beginning point.

This is the same property conveyed from Callie Taylor by deed recorded in Vol. 619 page 316, on March 19,1959.

FILED
OCT 8 1982
Donnie S. Tankersley
RMC

OCT 8 PAID AND SATISFIED IN FULL THIS
DAY , 19
MORTGAGE SERVICES COMPANY OF
SOUTH CAROLINA, INC.



Witness

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(2) 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 amounts as may be required from time to time by the Mortgagee and all policies and renewals thereof to be held by the Mortgagee as additional security hereunder. In the event of loss the Mortgagee is authorized to collect and receipt for any such insurance money. The Mortgagee may at its option apply the net proceeds of any such insurance policy to the indebtedness hereunder, whether or not the same be then due, or may permit the Mortgagor to use the same for the purpose of repairing the mortgaged premises or building new improvements on the same. 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 any insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair and will comply with all covenants, conditions and restrictions affecting the premises. That it will not permit any violation of any building laws or zoning ordinances affecting the premises. That it will not permit any material alteration in any building on said premises except with the written consent of the Mortgagee. That it will not permit any building on said premises to be vacated or left unoccupied without the written consent of the Mortgagee. That it will not commit or suffer any waste, and that it will keep said premises in good order and repair. That it will not permit any unlawful or hazardous business to be conducted on said premises, and that it will not permit any nuisance to exist on said premises. That it will not permit any mechanic's lien to attach to said premises, and that it will promptly pay all contractors, materialmen and laborers who may be employed in any way in connection with the construction, improvement or repair of said premises, and that it will promptly pay all architects' and other professional fees incurred in connection with such construction, improvement or repair. That it will complete any building now or hereafter erected on said premises in accordance with the plans and specifications therefor, and that it will continue the construction until 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.

(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.

Corrected
David E. Lankford
32070

L-1511 S.C. Rev. 1/74

1328 RV.2