

4328 (N-2)

FILED
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 46 PAGE 616
BOOK 1350 PAGE 692

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Cleo J. Jones and Lottie Lou Jones
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. P.O. Box 2852
R 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 Ten thousand
Eight Hundred and 00/100 Dollars (\$ 10,800.00) due and payable
in monthly installments of \$ 180.00, the first installment becoming due and payable on the 10th day of November, 19 76
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 lot of land in Greenville Township, Greenville County State of South Carolina
lying between State Highway No. 13 and the old Southern Railway roadbed, and being
known as Lot No. 2 of the property of Ruby R. Graham, according to an unrecorded plat,
and having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of a county road, at the southeastern
intersection of said county road and a 15-foot alley, and running thence along the
eastern side of said county road S. 53-10 E. 200 feet to iron pin at the corner of 2
Lot No. 1; thence with line of Lot No. 1 N. 59-14 E. 200 feet to iron pin; thence
along line of Lot No. 6, N. 53-10 W. 200 feet to a point on the southern side of a
15-foot alley; thence along the southern side of said alley, S. 59-14 W. 200 feet to
the point of beginning; being a portion of the property conveyed to J. P. Moore by
Ruby R. Graham by deed recorded in Deed Book 347, at page 144, and being shown on the
County Block Book, Sheet 238, Block 1, as Lot 28.

The above described lot of land is the same conveyed to ^(Bessie Mathis) ~~Geneva Crenshaw~~ by deed dated June 08, 1956, and recorded in the RMC Office for
Greenville County in Book 554, page 283.

PAID AND SATISFIED IN FULL THIS
17th DAY of July, 1976
MCC FINANCIAL SERVICES, INC.
BY: *[Signature]*
Douglas F. Dent
BESSIE S. TANKER
R.M.C.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

(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.

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