

STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville }  
 DONNIE S. TANKERSLEY  
 MORTGAGE OF REAL ESTATE  
 TO ALL WHOM THESE PRESENTS MAY CONCERN  
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

GREENVILLE CO. S.C. 57 1414 334  
 1414 754

WHEREAS, T. J. Stidham and Ruth M. Stidham  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., P. O. Box 2852, 123 W. Antrim Dr., Greenville, S. C. its successors and assigns forever thereafter 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 Five thousand one hundred fifty and 40/100 Dollars (\$ 5,150.40 ) due and payable in monthly installments of \$ 85.84 the first installment becoming due and payable on the 5th day of December, 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.

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:

Being shown as Lot No. 57 on a plat of property of T. J. Stidham and Ruth M. Stidham prepared by Carolina Surveying Co. dated April 5, 1971 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern edge of Gilreath Street (Hunt), which iron pin is 110 feet, more or less, from the intersection of Gilreath Street (Hunt) and County Road and runnin thence S. 63-30 W. 200 feet to an iron pin; thence N. 26-15 W. 100 feet to an iron pin; thence N. 63-30 E. 200 feet to an iron pin on the southwestern edge of Gilreath Street (Hunt); thence with the southwestern edge of said Street, S. 26-15 E. 100 feet to the point of beginning..

This is the same property conveyed from Seth Ward Scruggs by deed recorded April 7, 1971 Vol. 912, page 242.

EDDIE R. ...  
 ATTORNEY AT LAW

MAY 3

PAID AND SATISFIED IN FULL THIS  
 2nd DAY of May 19 76  
 MCC FINANCIAL SERVICES, INC.  
*Bulson*

32619

*Donnie S. Tankersley*  
 DONNIE S. TANKERSLEY  
 R.M.C.

FILED  
 GREENVILLE CO. S.C. 1976  
 MAY 3 11 13 AM

Together with all and singular rights, members, incidents, and appurtenances to the same belonging in any way incident or appertaining, and of 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

(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.

0 3 3 4