

975A

FILED AUG 6 1974
 STATE OF SOUTH CAROLINA COUNTY OF Greenville
 TANKERSLEY
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.
 BOOK 1319 PAGE 125
 BOOK 33 PAGE 756

WHEREAS, Lucille Sheehan
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc.
 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
Seven Thousand Three Hundred Eighty Dollars and NO/100---- Dollars (\$ 7380.00) due and payable
 in monthly installments of \$ 123.00 , the first installment becoming due and payable on the 11 day of September , 19 74

The Mortgagee covenants that it is a true owner of the premises hereinafter 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 liens and encumbrances except as herein specifically stated otherwise as follows:

GREENVILLE CO. S. C.
 This is a second Mortgage
 Oct 16 9 20 AM '74

PAID AND SATISFIED IN FULL THIS
13 DAY Oct , 1975
 MCC FINANCIAL SERVICES, INC.
 BY: *[Signature]*

RECORDING FEE
 PAID \$ 1.00

*Enclosed
 Deeds & Promissory Note*

The Mortgagor further covenants to warrant and forever defend all and singular the said premises, together with the Mortgagee, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof:

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt whether due or not.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue 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 mortgagee debt.

4328 RV-2