

FEB 14 1974

40483

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1301 PAGE 755

BOOK 35 PAGE 491

WHEREAS, Jeanne D. Threatt

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC FINANCIAL SERVICES, INC. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

RECORDING FEE PAID \$ 1.00

STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE) SATISFACTION

I, M.C.C. Financial Service, Inc., the owner and holder of a mortgage executed by Jeanne D. Threatt on the 14 day of February, 1974 covering Real Estate or Chattel Mortgage in Greenville County South Carolina Township Greenville Eighteen thousand three hundred sixty-three (\$18,363) recorded in the office of Register of Mesne Conveyance in Book 1301 at Page 755 do hereby acknowledge payment of said mortgage in full, and do hereby empower The Clerk of Court, Register Mesne Conveyance to enter satisfaction of the same upon the records of her office.

Witness my/our hand and seal this 7 day of January, 1976

Witnesses: C. L. [Signature] M.C.C. Financial Services by David R. [Signature] (SEAL)

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 considered a part of the real estate.

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

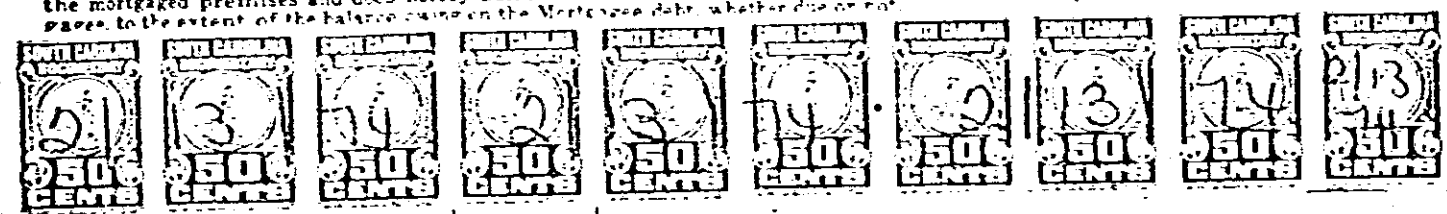
The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free from all liens and encumbrances except as herein specifically stated otherwise.

THIS IS A FIRST MORTGAGE SECOND TO NONE. 17380

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever, and against the Mortgagor and all persons whomsoever lawfully claiming the same.

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.

(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 insurance on 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 due on the Mortgagee debt, whether due or not.



FILED GREENVILLE CO. S. C. JAN 7 4 34 PM '76

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