

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF Greenville TO ALL WHOM THESE PRESENTS MAY CONCERN:
 DONNIE S. TANKERSLEY
 R.M.C.

40509
 BOOK 1303 PAGE 5
 BOOK 42 PAGE 410

WHEREAS, J. Carl Storay and Helen S. Storay MCC Financial Services, Inc. (hereinafter referred to as Mortgagor) is well and truly indebted unto ~~MOTOR CONTRACT COMPANY~~ OF Greenville 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 Six Thousand seven hundred twenty dollars and no/100 Dollars (\$ 6,720.00) due and payable in monthly installments of \$ 140.00 the first installment becoming due and payable on the 22 day of March 19 74 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:

Also the right of ingress and egress over a 12 foot strip of land to the above described premises from the Dunklin Bridge Road, said Strip to measure 12 feet in width from the said Dunklin Bridge Road thru and across the Southern border of the lands of the Grantor, and parallel with the 25 foot road which leads from said Dunklin Bridge Road as described above, to the lot hereinabove described and conveyed, adjoining said 25 foot road.

10551 R OCT 15 '76 PAID AND SATISFIED IN FULL THIS DAY 1976
 Together with all and singular rights, members, tenements, hereditaments, and profits which in any way inhere or appertain, and of all the rents, issues, and profits which may be received or shall be received in any way inhere or appertain, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted to the premises 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.

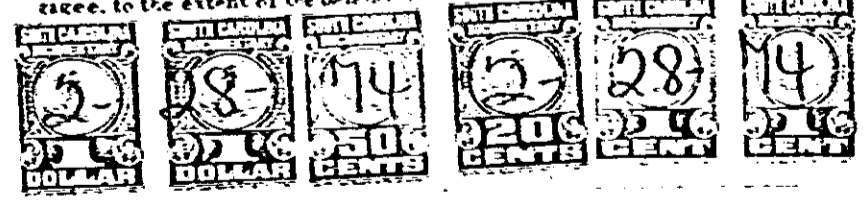
The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as herein specifically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

This is First Mortgage, Second to none

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor 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 mortgage debt, whether due or not.



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