

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

FILED GREENVILLE CO. S.C.
 DONNIE S. TANKERSLEY
 R.M.C.

TOTAL OF PAYMENTS: \$2,964.00 BOOK 63 PAGE 729
 AMOUNT FINANCED 2,033.84

MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.
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WHEREAS, Lee Goodwin
 (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 (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 principal sum of two thousand Thirty-three and 84/100 Dollars (\$ 2,033.84) plus interest of Nine hundred thirty and 16/100 Dollars (\$ 930.16) due and payable in monthly installments of \$ 49.40 the first installment becoming due and payable on the 10th day of June, 1978.
 This is the same property conveyed from B. F. Goodwin by deed recorded April 9, 1942, in Vol. 244, page 13.



PAID AND SATISFIED IN FULL THIS
 10th DAY of January, 1979
 MCC Financial Services, Inc.
 [Signature]

Together with all and singular rights, members, hereditaments, 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 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, are necessary, including the completion of any construction work necessary, for the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(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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